

ATTACHMENT A
ENTERPRISE TOWN ADVISORY BOARD
ZONING AGENDA
WEDNESDAY, 6:00 P.M., JUNE, 01, 2016

06/21/16 PC

1. **VC-0159-13 (ET-0052-16) – JONES CROSSING 2, LLC:**
VARIANCES SECOND EXTENSION OF TIME to complete the following: 1) increased building height; 2) reduced front yard setback; and 3) reduced rear yard setback in conjunction with a single family residential development on 29.8 acres in an R-2 (Medium Density Residential) Zone in the Pinnacle Peaks Concept Plan Area. Generally located on the south side of Windmill Lane, approximately 475 feet east of Jones Boulevard within Enterprise. SB/jvm/ml (For possible action)
2. **NZC-0271-16 – COUGAR-JONES INVESTMENTS, LLC:**
ZONE CHANGE to reclassify 1.8 acres from M-1 (Light Manufacturing) Zone, H-2 (General Highway Frontage) Zone, and R-E (Rural Estates Residential) Zone to M-1 (Light Manufacturing) Zone in the MUD-2 Overlay District.
DESIGN REVIEW for outside storage. Generally located on the southeast corner of Pebble Road and El Camino Road within Enterprise (description on file). SB/pb/ml (For possible action)
3. **UC-0276-16 – NEWHALL, AUGUSTINA OGO:**
USE PERMIT for a day care facility in conjunction with an existing single family residence on 0.1 acres in an R-2 (Medium Density Residential) Zone. Generally located on the north side of Dragonslayer Avenue, 50 feet west of Shallot Court (alignment) within Enterprise. SS/dg/raj (For possible action)
4. **UC-0317-16 – R W S RETAIL, LLC:**
USE PERMIT to allow on-premises consumption of alcohol (service bar) in conjunction with a proposed restaurant within a retail center on a portion of 2.0 acres in a C-1 (Local Business) Zone. Generally located on the southwest corner of Rainbow Boulevard and Warm Springs Road within Enterprise. SS/mk/mcb (For possible action)
5. **VC-0294-16 – IOTA TUSCAN, LLC:**
VARIANCE to reduce side yard setback for an approved single family residential subdivision on a portion 87.2 acres in an R-E (Rural Estates Residential) and R-2 (Medium Density Residential) P-C (Planned Community Overlay District) Zone in the Southern Highlands Master Planned Community. Generally located 1,200 feet north of Stonewater Lane, 1,150 feet west of Southern Highlands Parkway within Enterprise. SB/rk/raj (For possible action)
6. **VS-0280-16 – FERNANDEZ FAMILY TRUST DATED JUNE 20 1984:**
VACATE AND ABANDON easements of interest to Clark County located between Valley View Boulevard and Polaris Avenue and between Cactus Avenue and Rush Avenue (alignment) within Enterprise (description on file). SB/tk/ml (For possible action)

7. **VS-0300-16 – TFC HOLDINGS, INC:**
VACATE AND ABANDON easements of interest to Clark County located between Sunset Road and Rafael Rivera Way, and between Rainbow Boulevard and Torrey Pines Drive within Enterprise (description on file). SS/co/ml (For possible action)
8. **VS-0302-16 – TENNEY FAMILY TRUST:**
VACATE AND ABANDON a portion of a right-of-way being Procyon Street located between Conn Avenue and Cactus Avenue within Enterprise (description on file). SB/co/ml (For possible action)

06/22/16 BCC

9. **UC-0016-15 (AR-0054-16) - NOUVEAU RESORTS CORPORATION, ET AL:**
USE PERMIT FIRST APPLICATION FOR REVIEW to allow deviations as shown per plans on file.
DEVIATIONS for the following: 1) allow roof signs; and 2) all other deviations as depicted per plans on file.
DESIGN REVIEWS for the following: 1) roof signs; and 2) animated wall signs in conjunction with an approved timeshare hotel tower within an existing resort hotel complex (Silverton) on 74.8 acres in an H-1 (Limited Resort and Apartment) Zone and an H-1 (Limited Resort and Apartment) (AE-60 & AE-65) Zone in the MUD-2 Overlay District. Generally located on the southeast corner of Blue Diamond Road and Dean Martin Drive within Enterprise. SB/jvm/raj (For possible action)
10. **DR-0309-16 – ROJUSA, LLC:**
DESIGN REVIEW for an on-premises consumption of alcohol (tavern) building on a portion of 1.8 acres in a C-2 (General Commercial) (AE-60) Zone. Generally located on the east side of Decatur Boulevard and the north side of Silverado Ranch Boulevard within Enterprise. SB/dg/raj (For possible action)
11. **TM-0042-16 – U.S.A., ET AL:**
AMENDED HOLDOVER TENTATIVE MAP consisting of 56 (previously notified as 52) single family residential lots and common lots on a 35.0 acre (previously notified as 32.5 acre) portion of an overall 116.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the north side of Gomer Road (alignment), the east and west sides of Tenaya Way, and 1,000 feet west of Rainbow Boulevard within Enterprise. SB/dg/ml (For possible action)
12. **UC-0265-16 – JOBSITE HOSPITALITY, LLC:**
USE PERMITS for the following: 1) allow a proposed hotel in the M-D zone; and 2) increased building height.
WAIVER OF DEVELOPMENT STANDARDS for reduced parking.
DESIGN REVIEW for a proposed hotel on a portion of 7.3 acres in a C-2 (General Commercial) (AE-60) Zone and an M-D (Designed Manufacturing) (AE-60) Zone. Generally located on the east side of Giles pie Street and the north side of Hidden Well Road within Enterprise. SS/gc/ml (For possible action)
13. **UC-0305-16 – GILESPIE ERIE LLC, ET AL:**
USE PERMIT for a private school.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; 2) alternative landscaping; and 3) off-site improvements (curbs, gutters, sidewalks, street lights, and partial width paving).
DESIGN REVIEW for a private school on a 10 acre portion of 14.4 acres in an R-E (Rural Estates

Residential) (RNP-I) Zone. Generally located on the southeast corner of Erie Avenue and Giles pie Street within Enterprise. SS/al/ml (For possible action)

14. **VS-0332-16 – THM ENTERPRISES, INC.:**
VACATE AND ABANDON easements of interest to Clark County located between Wigwam Avenue and Torino Avenue (alignment), and between Buffalo Drive and Jerlyn Street (alignment) within Enterprise (description on file). SB/al/ml (For possible action)
15. **ZC-0040-05 (WC-0058-16) – D.R. HORTON, INC.:**
WAIVER OF CONDITIONS of a zone change requiring full off-sites to include paved legal access in conjunction with an approved single family residential development on 5.0 acres in an R-2 (Medium Density Residential) Zone. Generally located on the northeast corner of Buffalo Drive and Camero Avenue within Enterprise. SB/dg/ml (For possible action)
16. **TM-0178-15 (WC-0059-16) – D.R. HORTON, INC.:**
WAIVER OF CONDITIONS of a tentative map requiring full off-site improvements in conjunction with an approved single family residential development on 5.0 acres in an R-2 (Medium Density Residential) Zone. Generally located on the northeast corner of Buffalo Drive and Camero Avenue within Enterprise. SB/dg/ml (For possible action)
17. **WS-0652-15 (WC-0060-16) – D.R. HORTON, INC.:**
WAIVER OF CONDITIONS of a waiver of development standards requiring full off-site improvements in conjunction with an approved single family residential development on 5.0 acres in an R-2 (Medium Density Residential) Zone. Generally located on the northeast corner of Buffalo Drive and Camero Avenue within Enterprise. SB/dg/ml (For possible action)
18. **WS-0140-16 (WC-0061-16) – D.R. HORTON, INC.:**
WAIVER OF CONDITIONS of a waiver of development standards requiring full off-site improvements in conjunction with an approved single family residential development on 5.0 acres in an R-2 (Medium Density Residential) Zone. Generally located on the northeast corner of Buffalo Drive and Camero Avenue within Enterprise. SB/dg/ml (For possible action)
19. **WS-0213-16 – U.S.A., ET AL:**
AMENDED HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increased wall height; 2) full off-site improvements (partial paving, curb, gutter, sidewalk, and streetlights) along a collector street (Tenaya Way) and an arterial street (Gomer Road); and 3) reduced street intersection off-set (not previously notified).
DESIGN REVIEWS for the following: 1) proposed single family residential subdivision; and 2) increase the finish grade on a 35.0 acre (previously notified as 32.5 acre) portion of an overall 116.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the north side of Gomer Road (alignment), the east and west sides of Tenaya Way, and 1,000 feet west of Rainbow Boulevard within Enterprise. SB/dg/ml (For possible action)
20. **WS-0331-16 – THM ENTERPRISES, INC.:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) permit alternative landscaping; 2) waive off-site improvements (curbs, gutters, sidewalks, street lights & partial paving); and 3) street intersection off-set.
DESIGN REVIEWS for the following: 1) a proposed single family residential development; and 2) increase the finish grade for lots within a proposed single family residential subdivision on 12.1 acres

in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the east side of Buffalo Drive and the north and south sides of Ford Avenue within Enterprise. SB/al/xx (For possible action)

21. **ZC-0266-16 – DMLV1, LLC:**

ZONE CHANGE to reclassify 0.9 acres from R-E (Rural Estates Residential) (AE-65) Zone to M-D (Designed Manufacturing) (AE-65) Zone in the MUD-2 Overlay District.

DESIGN REVIEW for a proposed office/warehouse building. Generally located on the east side of Dean Martin Drive and the south side of Mesa Verde Lane (alignment) within Enterprise (description on file). SS/pb/ml (For possible action)

**CLARK COUNTY
TOWN ADVISORY BOARD/CITIZEN ADVISORY COUNCIL
RECOMMENDATION**

APPLICATION NUMBER: **ET-00400052-16**

PC/BCC MEETING DATE: **2016-06-21**

PROJECT DESCRIPTION:

Property Owner: JONES CROSSING 2 L L C ET AL

Description: ET/VC-0159-13

TO: ENTER TOWNBOARD/CITIZENS ADVISORY COUNCIL

FROM: CLARK COUNTY CURRENT PLANNING
DIVISION

500 S. Grand Central Pkwy

P.O. Box 551744

LAS VEGAS, NEVADA 89155-1744

☐ Zone Change

☐ Conforming

☐ Non-Conforming

☐ Use Permit

☐ Design
Review

☐ Waiver of Standards

☐ Tentative Map

☒ Other ET

DATE: 2016-06-21

Approval _____ Denial _____ No Comment _____ # of Neighbors Present _____

of Neighbors For _____ # of Neighbors Against _____ # of Neighbors Undecided _____

Brief synopsis of COMMENTS, DISCUSSION, REASONING:

Pro: _____

Con: _____

Condition of Approval:

Applicant has agreed to these conditions _____ Yes _____ No

Name of Applicant or Representative _____

Neighborhood meeting held? _____ Yes _____ No

Signature _____ Date _____

Title (Secretary or Chair)

Fax to Planning Staff: 382-0412

Fax to Commissioner: 383-6041

06/21/16 PC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL
(TITLE 29)

WINDMILL LN/JONES BLVD

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VC-0159-13 (ET-0052-16) – JONES CROSSING 2, LLC:

VARIANCES SECOND EXTENSION OF TIME to complete the following: 1) increased building height; 2) reduced front yard setback; and 3) reduced rear yard setback in conjunction with a single family residential development on 29.8 acres in an R-2 (Medium Density Residential) Zone in the Pinnacle Peaks Concept Plan Area.

Generally located on the south side of Windmill Lane, approximately 475 feet east of Jones Boulevard within Enterprise. SB/jvm/ml (For possible action)

RELATED INFORMATION:

APN:

176-13-111-088 thru 167, 176, 185, 186; and 176-13-111-188 thru 235

VARIANCES:

1. Increase building height to 38 feet where a maximum of 35 feet is permitted (a 9% increase).
2. Reduce the front yard setback to 15 feet for up to 50% of the overall building width where 20 feet is required (a 25% reduction).
3.
 - a. Reduce the rear yard setback to 15 feet where 20 feet is required (a 25% reduction).
 - b. Reduce rear yard setback for lots within the hammerhead to 10 feet where 20 feet is required (a 50% reduction).

LAND USE PLAN:

ENTERPRISE – MAJOR DEVELOPMENT PROJECT (PINNACLE PEAKS) –
BUSINESS/PROFESSIONAL/INDUSTRIAL

BACKGROUND:

Project Description

General Summary

- Site Acreage: 29.8 (portion)
- Number of Lots: 235 (portion)
- Density: 7.9 du/ac
- Minimum/Maximum Lot Size: 3,300 square feet/5,485 square feet
- Project Type: Single family development
- Number of Stories: 3
- Building Height: 38 feet
- Square Feet: 1,798 to 3,072

Site Plan

The original plans depicted a recorded single family residential subdivision known as Napa Ridge within Pinnacle Peaks. This subdivision consists of 235 residential lots on 29.8 acres for a density of 7.9 dwelling units per acre. Lots range in size from a minimum of 3,300 square feet to a maximum of 5,485 square feet. The applicant has requested an increase in building height to 38 feet for a 3 story single family residential dwelling, a reduction in front yard setback for 50% of the overall building width, and a reduction in rear yard setback for all lots within the subdivision. The project is currently developing and this application will cover those lots still not developed.

Elevations

The approved plans depicted two, 2 story models and three, 3 story models. The 3 story models necessitate the variance request for building heights up to 38 feet. All of the products have similar building materials consisting of stucco exteriors, decorative stone veneer accents, tile roofing, and architectural enhancements around window and door openings mainly shown on the front elevation.

Floor Plans

The approved plans depicted homes from approximately 1,798 square feet to 3,072 square feet with options for 3 to 5 bedrooms.

Applicant's Justification

The applicant states the variances are essential for the development of this project. As new home sales are increasing in this area, the applicant is currently ramping up construction in this development. Therefore, a request for a 2 year extension of time is being made for this application to complete the approval process of the updated house plans and complete construction.

Prior Land Use Requests

Application Number	Request	Action	Date
VC-0159-13 (ET-0069-14)	First extension of time for variances to increase building height, and reduce front and rear setbacks	Approved by PC	July 2014
VC-0159-13	Variances for increased building height, and reduced front and rear yard setbacks	Approved by PC	May 2013
VC-0621-09	Variance for increased building height for single family residences - expired	Approved by PC	December 2009
VC-1032-08	Variance for reduced rear yard setback for balconies to 15 feet - expired	Approved by PC	December 2009
TM-0277-03	Tentative map for a 235 lot residential development	Approved by PC	August 2003
ZC-0133-03	Reclassified the site to R-2 zoning including a use permit for the entire site for compact lots, and a variance to reduce lot size below 3,500 square feet, reduce the lot depth, and a waiver for modified street standards	Approved by BCC	May 2003

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Major Development Project – Business/Professional/Industrial; Residential High	R-E, R-3, & C-2	Retail center, compact lot single family residential, & undeveloped property
South	Major Development Project – Business/Professional/Industrial	M-D & M-1	Warehouse & distribution facility
East	Major Development Project – Business/Professional/Industrial; Residential Suburban	R-2	Compact lot single family residential
West	Major Development Project – Commercial Regional	R-3 & C-2	Compact lot single family residential & undeveloped property

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 29.

Analysis

Current Planning

Title 29 standards of approval on an extension of time application state that such an application may be denied or have additional conditions imposed if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws or policies affecting the subject property. Since approval of the original variance in May 2013, a subdivision plan, 13-34558, was submitted and approved by Zoning Plans Check in October 2013. Work on home construction has commenced in the subdivision. Staff can support an extension of time on this application.

Staff Recommendation

Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Comprehensive Plan, Title 29, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Until May 21, 2018 to complete.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works – Development Review

- No comment.

Building/Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment on time extension.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: Jones Crossing 2, LLC

CONTACT: Slater Hanifan Group/Chelsea, 5740 S. Arville Street, Suite 216, Las Vegas, NV 89118

DRAFT

**CLARK COUNTY
TOWN ADVISORY BOARD/CITIZEN ADVISORY COUNCIL
RECOMMENDATION**

APPLICATION NUMBER: **NZ-00000271-16**

PC/BCC MEETING DATE: **2016-06-21**

PROJECT DESCRIPTION:

Property Owner: COUGAR-JONES INVESTMENTS L L C

Description: NZC/DR - M1/OUTSIDE STORAGE

TO: ENTER TOWNBOARD/CITIZENS ADVISORY COUNCIL

FROM: CLARK COUNTY CURRENT PLANNING
DIVISION

500 S. Grand Central Pkwy

P.O. Box 551744

LAS VEGAS, NEVADA 89155-1744

☒ Zone Change

☐ Conforming

☒ Non-Conforming

☐ Use Permit

☒ Design

Review

☐ Waiver of Standards

☐ Tentative Map

☐ Other _____

DATE: 2016-06-21

Approval _____ Denial _____ No Comment _____ # of Neighbors Present _____

of Neighbors For _____ # of Neighbors Against _____ # of Neighbors Undecided _____

Brief synopsis of COMMENTS, DISCUSSION, REASONING:

Pro: _____

Con: _____

Condition of Approval:

Applicant has agreed to these conditions _____ Yes _____ No

Name of Applicant or Representative _____

Neighborhood meeting held? _____ Yes _____ No

Signature _____

Date _____

Title (Secretary or Chair)

Fax to Planning Staff: 382-0412

Fax to Commissioner: 383-6041

OUTSIDE STORAGE YARD
(TITLE 30)

PEBBLE RD/EL CAMINO RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

NZC-0271-16 – COUGAR-JONES INVESTMENTS, LLC:

ZONE CHANGE to reclassify 1.8 acres from M-1 (Light Manufacturing) Zone, H-2 (General Highway Frontage) Zone, and R-E (Rural Estates Residential) Zone to M-1 (Light Manufacturing) Zone in the MUD-2 Overlay District.

DESIGN REVIEW for outside storage.

Generally located on the southeast corner of Pebble Road and El Camino Road within Enterprise (description on file). SB/pb/ml (For possible action)

RELATED INFORMATION:

APN:

176-23-501-007

LAND USE PLAN:

ENTERPRISE – BUSINESS AND DESIGN/RESEARCH PARK

BACKGROUND:

Project Description

General Summary

- Site Address: 6265 West Pebble Road
- Site Acreage: 1.8
- Project Type: Outside storage yard
- Square Feet: 79,278 (storage area)
- Parking Required/Provided: 7/7

Neighborhood Meeting Summary

The applicant conducted a neighborhood meeting on October 21, 2015, as required by the non-conforming amendment process, prior to formal filing of this application. All owners within 1,500 feet of the project site were notified about the meeting. Only 2 people were present. The applicant has fulfilled all provisions of Title 30 regarding pre-submittal and submittal of a non-conforming zone boundary amendment.

Site Plan

The plans depict an outside storage yard (construction materials and vehicles) for a construction company with an 8 foot high decorative split-faced block wall surrounding the entire site. Access to the site is shown on the north side of the parcel, off Pebble Road. The applicant will pave the site or use compacted chat with the approval of the Department of Air Quality.

Additionally, the site is designed to include previously approved waivers for setbacks, landscaping, and buffering requirements.

Landscaping

The plans depict a 10 foot wide landscape area in the Pebble Road right-of-way along the north property line. No other landscaping is depicted on the plans in accordance with a previously approved land use application.

Signage

Signage is not a part of this application.

Applicant's Justification

The applicant indicates this request has been submitted in order to comply with a condition of approval for UC-0404-15 requiring the applicant to apply for a zone change to reclassify the R-E and H-2 zoned portions of the parcel. The applicant states the request is appropriate because there is an existing M-1 zoned development in the area and M-1 zoning has been approved on other parcels adjacent to the site since the Enterprise Land Use Plan was adopted. The proposed M-1 zoned development will not impact public services any more than an M-D zoned development that would be allowed on land designated as Business and Design/Research Park in the land use plan.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-0082-16	Vacated a 10 foot wide portion of public right-of-way of Pebble Road	Approved by PC	April 2016
UC-0404-15	Outside storage and waiver of development standards for block wall	Approved by BCC	August 2015

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business and Design/Research Park	R-E & M-1	Undeveloped
South	Business and Design/Research Park	H-2	Undeveloped
East & West	Business and Design/Research Park	M-1	Industrial warehouse

The subject site and the surrounding area are in the Public Facility Needs Assessment (PFNA) Area.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis

Current Planning

Zone Change

The non-conforming zone change amendment ordinance requires that the applicant provide compelling justification that approval of the non-conforming zoning is appropriate. A

Compelling Justification means the satisfaction of the following criteria as listed below for proposed non-conforming zone boundary amendments:

1. *A change in law, policies, trends, or facts after the adoption of the land use plan that have substantially changed the character or condition of the area, or the circumstances surrounding the property, which makes the proposed non-conforming zone boundary amendment appropriate.*

Modifications to the Enterprise Land Use Plan were adopted October 23, 2014, so there has been no change in law, policies, trends, or facts that have substantially changed the character or condition of the area; however, during the public hearing process this area was discussed at length. It was determined that the area adjacent to the Union Pacific Railroad was appropriate for various light manufacturing and industrial uses. Most of the land designated for industrial uses is located south of Blue Diamond Road but there are areas to the north of Blue Diamond Road, including parcels approximately 300 feet east of the subject site, that are also designated as Industrial in the land use plan. The Business and Design/Research Park designation on the parcels along Blue Diamond Road was intended to provide a buffer between the existing M-1 zoned parcels and a major street; however, this particular section of Blue Diamond Road is raised to cross over the railroad tracks at this location, providing a natural buffer. Furthermore, a non-conforming zone change was approved to re-classify the adjacent parcel to the southeast from H-2 to M-1 zoning in September 2015. Therefore, staff finds that the proposed M-1 zoning for the subject site will complement the existing and proposed development to the north and south of this site and meet the intent of the land use plan.

2. *The density and intensity of the uses allowed by the non-conforming zoning is compatible with the existing and planned land uses in the surrounding area.*

There is an existing outside storage yard (truck storage) in an M-1 zone on the adjacent parcel to the east and there are several other developed and undeveloped parcels in an M-1 zone farther to the north. Therefore, staff finds the proposed zoning and intensity of this project is compatible with the existing and proposed land use in the area.

3. *There will not be a substantial adverse effect on public facilities and services, such as roads, access, schools, parks, fire and police facilities, and stormwater and drainage facilities, as a result of the uses allowed by the non-conforming zoning.*

The proposed use as a storage yard is similar to the existing uses in the area and staff finds the impact to public facilities and services is minimal. Furthermore, the service providers who have replied to staff indicated that there will be no substantial adverse effects on public facilities and services.

4. *The proposed non-conforming zoning conforms to other applicable adopted plans, goals, and policies.*

The site is located adjacent to parcels where similar uses exist and other parcels in the area are zoned M-1; therefore, staff finds this request conforms to Policy 100 of the Urban Land Use Policies established by the County that state the location of industrial developments should consider compatibility with existing land use patterns, appropriate access routes and traffic

volumes, environmental concerns, as well as proximity to single family uses, buffering, transitional land uses, and proper siting and storage of hazardous materials.

Summary

Zone Change

Although this request does not conform to the Enterprise Land Use Plan, it is compatible with the existing and approved land uses located north of Blue Diamond Road. The impacts on public infrastructure and services for the proposed development should be similar to the existing and proposed development in the area; however, this site is located in the Public Facility Needs Assessment (PFNA) Area. Based on the criteria listed above, staff finds the applicant has satisfied the majority of the requirements for a compelling justification and warrant approval of the zoning; however, the conditions of approval should include the requirement to enter into a Development Agreement with the County to provide their fair-share contribution toward public infrastructure.

Design Review

The plans depict an expansion of a previously approved outside storage yard. The expansion is similar to the previously approved plan and compatible with the surrounding development; therefore, staff finds the design conforms to Urban Land Use Policy 101 by ensuring that industrial developments are complementary with abutting uses through site planning and building design on the perimeter.

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting on **July 20, 2016** at 9:00 a.m. for final action, unless otherwise announced.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Comprehensive Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

- A resolution of intent to complete construction in 3 years;
- Design review as public hearing for any future development;
- No storage of hazardous materials that would be in violation of NRS and NAC standards.
- Applicant is advised that future development may require the applicant to enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works – Development Review

- Drainage study and compliance;
- Full off-site improvements.

Building/Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that location of existing public sanitary sewer is greater than 400 feet from the parcel.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: Cougar-Jones Investments, LLC

CONTACT: Baughman & Turner, 1210 Hinson Street, Las Vegas, NV 89102

DRAFT

**CLARK COUNTY
TOWN ADVISORY BOARD/CITIZEN ADVISORY COUNCIL
RECOMMENDATION**

APPLICATION NUMBER: **UC-00000276-16**

PC/BCC MEETING DATE: **2016-06-21**

PROJECT DESCRIPTION:

Property Owner: NEWHALL AUGUSTINA OGO

Description: UC DAYCARE/NOT OVER 12 KIDS

TO: ENTER TOWNBOARD/CITIZENS ADVISORY COUNCIL

FROM: CLARK COUNTY CURRENT PLANNING
DIVISION

500 S. Grand Central Pkwy

P.O. Box 551744

LAS VEGAS, NEVADA 89155-1744

☐ Zone Change

☐ Conforming

☐ Non-Conforming

☒ Use Permit

☐ Design

Review

☐ Waiver of Standards

☐ Tentative Map

☐ Other _____

DATE: 2016-06-21

Approval _____ Denial _____ No Comment _____ # of Neighbors Present _____

of Neighbors For _____ # of Neighbors Against _____ # of Neighbors Undecided _____

Brief synopsis of COMMENTS, DISCUSSION, REASONING:

Pro: _____

Con: _____

Condition of Approval:

Applicant has agreed to these conditions _____ Yes _____ No

Name of Applicant or Representative _____

Neighborhood meeting held? _____ Yes _____ No

Signature

Date

Title (Secretary or Chair)

Fax to Planning Staff: 382-0412

Fax to Commissioner: 383-6041

DAY CARE FACILITY
(TITLE 30)

DRAGONSLAYER AVE/SHALLOT CT

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-0276-16 – NEWHALL, AUGUSTINA OGO:

USE PERMIT for a day care facility in conjunction with an existing single family residence on 0.1 acres in an R-2 (Medium Density Residential) Zone.

Generally located on the north side of Dragonslayer Avenue, 50 feet west of Shallot Court (alignment) within Enterprise. SS/dg/raj (For possible action)

RELATED INFORMATION:

APN:

177-26-611-022

LAND USE PLAN:

ENTERPRISE - RESIDENTIAL SUBURBAN (UP TO 8 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 2136 Dragonslayer Avenue
- Site Acreage: 0.1
- Project Type: Day care
- Number of Stories: 2 (overall residence)/1 (day care limited to first floor)
- Day Care Square Feet: 1,032 (approximate)
- Total Square Feet: 2,065
- Parking Required/Provided: 1/4

Site Plan and Request

The plan depicts an existing 2 story, 2,065 square foot single family residence with a 1,032 square foot portion of the residence proposed to be used as a day care facility. Access to the site is provided by a driveway on Dragonslayer Avenue with 2 parking spaces provided on the driveway and 2 parking spaces in the garage. The rear yard includes 1 large play area. The plans do not depict any prescribed playground equipment or specific play area materials.

The applicant would like to provide day care services for up to 11 children.

Landscaping

No changes to the existing landscaping are proposed. The front yard consists of rock ground cover, shrubs, and a tree.

Elevations

The existing single family residence consists of painted stucco with concrete tile roof. No changes are proposed to the exterior of the residence.

Floor Plans

The proposed floor plan depicts the first floor of the residence to be used for the day care and includes a dining room with a children's table, a kitchen, a family room, living room, and a bedroom. The approximate size of the day care facility will be 1,032 square feet. The living area of the residence is also 2,065 square feet, although some areas, such as the kitchen are used for both the day care and living area.

Signage

Signage is not a part of this application.

Applicant's Justification

The applicant would like to provide day care services for up to 11 children. The purpose of the day care center is to provide child care for the community. The anticipated hours of operation will be 6:00 a.m. to 6:30 p.m., Monday through Saturday. According to the applicant, there are no negative or detrimental impacts to the community from the day care facility.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Suburban (up to 8 du/ac) and Commercial General	R-2 & C-2	Flood control channel & shopping center
East, South, & West	Residential Suburban (up to 8 du/ac)	R-2	Single family residential development

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis

Current Planning

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the Comprehensive Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate that the use shall not result in a substantial or undue adverse effect on adjacent properties.

A day care facility provides a vital service to the community, and the site provides the appropriate parking, building setbacks for the principal structure, and a play area to accommodate a day care facility without negatively impacting the neighborhood. Staff can support the day care facility and finds the request complies with Urban Land Use Policy 1 of the Comprehensive Plan which encourages, in part, suburban growth patterns that promote employment opportunities. However, in order to ensure that the facility does not adversely impact the neighborhood with noise or vehicular traffic, staff would recommend a review period as a public hearing.

Staff Recommendation
Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Comprehensive Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

- 2 years to commence and review as a public hearing;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that approval of this application does not constitute or imply approval of any other County issued permit, license, or approval; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works – Development Review

- No comment.

Building/Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property is already connected to the CCWRD sewer system.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: Shamika Thomas

CONTACT: Patrice Thompson, 3001 W. Warm Springs Road, Henderson, NV 89014

**CLARK COUNTY
TOWN ADVISORY BOARD/CITIZEN ADVISORY COUNCIL
RECOMMENDATION**

APPLICATION NUMBER: **UC-00000317-16**

PC/BCC MEETING DATE: **2016-06-21**

PROJECT DESCRIPTION:

Property Owner: R W S RETAIL L L C

Description: UC ON-PREMISE CONSUMPTION OF ALCOHOL SE

TO: ENTER TOWNBOARD/CITIZENS ADVISORY COUNCIL

FROM: CLARK COUNTY CURRENT PLANNING
DIVISION

500 S. Grand Central Pkwy

P.O. Box 551744

LAS VEGAS, NEVADA 89155-1744

☐ Zone Change

☐ Conforming

☐ Non-Conforming

☒ Use Permit

☐ Design

Review

☐ Waiver of Standards

☐ Tentative Map

☐ Other _____

DATE: 2016-06-21

Approval _____ Denial _____ No Comment _____ # of Neighbors Present _____

of Neighbors For _____ # of Neighbors Against _____ # of Neighbors Undecided _____

Brief synopsis of COMMENTS, DISCUSSION, REASONING:

Pro: _____

Con: _____

Condition of Approval:

Applicant has agreed to these conditions _____ Yes _____ No

Name of Applicant or Representative _____

Neighborhood meeting held? _____ Yes _____ No

Signature Date

Title (Secretary or Chair)

Fax to Planning Staff: 382-0412

Fax to Commissioner: 383-6041

06/21/16 PC AGENDA SHEET

SERVICE BAR
(TITLE 30)

RAINBOW BLVD/WARM SPRINGS RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-0317-16 – R W S RETAIL, LLC:

USE PERMIT to allow on-premises consumption of alcohol (service bar) in conjunction with a proposed restaurant within a retail center on a portion of 2.0 acres in a C-1 (Local Business) Zone.

Generally located on the southwest corner of Rainbow Boulevard and Warm Springs Road within Enterprise. SS/mk/mcb (For possible action)

RELATED INFORMATION:

APN:

176-10-502-003 ptn

LAND USE PLAN:

ENTERPRISE - COMMERCIAL NEIGHBORHOOD

BACKGROUND:

Project Description

General Summary

- Site Address: 7305 South Rainbow Boulevard
- Site Acreage: 2.0
- Project Type: On premise consumption of alcohol (Service bar)
- Number of Stories: 1
- Building Height: 35 feet
- Square Feet: 3,500
- Parking Required/Provided: 71/91

Site Plan

This request is to allow on-premises consumption of alcohol (service bar) in conjunction with a proposed restaurant located in the northwest corner building of the retail center. The retail center consists of 4 buildings; 2 are located on the west side of the center and the other 2 buildings are located on the east side of the retail center along Rainbow Boulevard. Access to the site is provided via a curb cut along Warm Springs Road and along Rainbow Boulevard.

Landscaping

The landscape plans show detached sidewalks along Warm Springs Road and Rainbow Boulevard with a minimum 5 foot wide landscape strip on each side of the sidewalk. The landscape buffer contains Mexican Fan Palms with 50% ground cover.

Elevations

The plans show a 1 story building with varying heights up to 35 feet. The building is comprised of stucco walls with stone veneer accents, aluminum storefront windows with canvas awnings, stucco fascia trim, and concrete tile roofs.

Floor Plans

The plans show a 3,500 square foot proposed restaurant consisting of a dining area, a bar, a waiting area, kitchen, bathrooms, and storage area.

Signage

Signage is not a part of this application.

Applicant's Justification

The applicant states that this request will allow the restaurant to serve beer and wine with meals in conjunction with a proposed Japanese Steakhouse Sushi & Hibachi. The alcoholic beverages will be served in the restaurant area only. The applicant adds that the hours of operation for the restaurant are from 11:00 a.m. to 10:00 p.m.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-0525-13	Retail center	Approved by BCC	October 2013
ZC-1931-05	Reclassified the site to C-1 zoning for a retail/office building	Approved by BCC	February 2006

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business and Design/Research Park	C-1	CVS pharmacy
South	Commercial Neighborhood	R-E	Undeveloped
East	Commercial General	C-2	Albertson's grocery store, & retail uses
West	Commercial Neighborhood	C-1	Undeveloped

This parcel and the surrounding area are in the Public Facility Needs Assessment (PFNA) area.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis

Current Planning

Use Permit

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the Comprehensive Plan. One of several criteria the applicant must establish is the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties.

Staff finds that on-premises consumption of alcohol in conjunction with the proposed restaurant is consistent with the approved uses for the retail center; which are office and retail uses. Additionally, there are similar uses approved in similar retail centers throughout the Valley. Therefore, staff does not anticipate that the proposed service bar within the proposed restaurant will have a negative impact on the site or adjacent area. The proposed use supports Economics Policy 1 of the Comprehensive Plan, Public Facilities and Services Element, which encourages the development of a diversified economic base. Therefore, staff can support this request.

Staff Recommendation

Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Comprehensive Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

- All applicable standard conditions for this application type.
- Applicant is advised that approval of this application does not constitute or imply approval of a liquor or gaming license or any other County issued permit, license, or approval; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works – Development Review

- No comment.

Building/Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that at time of development CCWRD requires submittal of civil improvement plans and estimated wastewater flow rates to determine sewer point of connection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: Chuang Hong, LLC

CONTACT: Wendy Lu, 4811 W. Desert Inn Road, Las Vegas, NV 89102

**CLARK COUNTY
TOWN ADVISORY BOARD/CITIZEN ADVISORY COUNCIL
RECOMMENDATION**

APPLICATION NUMBER: **VC-00000294-16**

PC/BCC MEETING DATE: **2016-06-21**

PROJECT DESCRIPTION:

Property Owner: I O T A TUSCAN L L C ET AL

Description: VC SETBACK

TO: ENTER TOWNBOARD/CITIZENS ADVISORY COUNCIL

FROM: CLARK COUNTY CURRENT PLANNING
DIVISION

500 S. Grand Central Pkwy

P.O. Box 551744

LAS VEGAS, NEVADA 89155-1744

☐ Zone Change

☐ Conforming

☐ Non-Conforming

☐ Use Permit

☐ Design
Review

☐ Waiver of Standards

☐ Tentative Map

☐ Other _____

DATE: 2016-06-21

Approval _____ Denial _____ No Comment _____ # of Neighbors Present _____

of Neighbors For _____ # of Neighbors Against _____ # of Neighbors Undecided _____

Brief synopsis of COMMENTS, DISCUSSION, REASONING:

Pro: _____

Con: _____

Condition of Approval:

Applicant has agreed to these conditions _____ Yes _____ No

Name of Applicant or Representative _____

Neighborhood meeting held? _____ Yes _____ No

Signature _____

Date _____

Title (Secretary or Chair)

Fax to Planning Staff: 382-0412

Fax to Commissioner: 383-6041

06/21/16 PC AGENDA SHEET

SETBACK
(TITLE 29)

STONEWATER LN/ SOUTHERN HIGHLANDS PKWY

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VC-0294-16 – IOTA TUSCAN, LLC:

VARIANCE to reduce side yard setback for an approved single family residential subdivision on a portion 87.2 acres in an R-E (Rural Estates Residential) and R-2 (Medium Density Residential) P-C (Planned Community Overlay District) Zone in the Southern Highlands Master Planned Community.

Generally located 1,200 feet north of Stonewater Lane, 1,150 feet west of Southern Highlands Parkway within Enterprise. SB/rk/raj (For possible action)

RELATED INFORMATION:

APN:

177-31-412-001 thru 031; 177-31-818-002 thru 005 & 191-06-520-010

VARIANCE:

To reduce the interior side yard setback to 5 feet where 10 feet is required in an R-E zone (50% reduction).

LAND USE PLAN:

ENTERPRISE - MAJOR DEVELOPMENT PROJECT (SOUTHERN HIGHLANDS) - (RESIDENTIAL MEDIUM - 3 DU/AC TO 14 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 11296 Villa Bellagio Drive (multiple addresses)
- Site Acreage: a portion of 87.2
- Number of Lots: 34
- Minimum/Maximum Lot Size (square feet): 20,000/82,629
- Project Type: Interior side yard setback
- Number of Stories: 1 & 2 (split-level)
- Building Height: up to 28 feet
- Square Feet: 5,041/6,823

Site Plan

The plans depict a previously approved and partially built 155 lot single family residential subdivision zoned R-E and R-2 located within the Southern Highlands Master Planned Community. The scope of this request is for the 34 lots that are zoned R-E and 1 lot to the south that is split zoned R-E and R-2. The areas of the subdivision that are zoned R-2 have previous

approval for modified residential development standards; however, the R-E zoned portion of the site must comply with the standard Title 29 setback requirements.

Elevations

The development will provide split level homes at a maximum height of 28 feet. The elevations reveal stucco finished walls with decorative accents, window enhancements on all four sides of the structure, and a concrete tile roof. Also shown on plans are roof top decks with decorative guard rails.

Floor Plans

The houses range in size from 5,041 square feet to 6,823 square feet. This development will feature 3 different models, with each model providing a minimum 4 car garage and a 20 foot long driveway.

Applicant's Justification

The applicant indicates that the project was designed with traditional 5 foot side setbacks for single family development. The request will be consistent with the setbacks of the remaining R-2 portions of the development, and a majority of the master planned community which is also zoned R-2. Furthermore, the applicant indicates they have obtained a letter from Southern Highlands Master Homeowners Association stating they have no objection to this request.

Prior Land Use Requests

Application Number	Request	Action	Date
VC-1206-06	Variance to reduce front, corner side, and rear setbacks for the R-E zoned portion of the site	Approved by PC	October 2006
TM-0402-05	Tentative map to subdivide this site and adjacent areas into 155 single family residential lots	Approved by PC	September 2005
ZC-1604-99	Reclassified the remaining R-2 zoned portions of this subdivision which was a part of mixed use zone change request for the Southern Highlands Master Planned Community and a use permit for modified residential development standards which include, but are not limited to, amended setbacks, building heights, separations, and street sections	Approved by BCC	December 1999

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
South	Public Facilities; Major Development Project – Residential Medium	P-F; R-2	Undeveloped property/hillside; remaining portions the residential subdivision
North & East	Major Development Project – Residential Medium	R-2	Single family residential development
West	Public Facilities; Major Development Project – Residential Medium	R-E	Undeveloped property/hillside

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 29.

Analysis

Current Planning

Staff finds the reduction for interior side yard setback is a reasonable request in that it does not impact any existing adjacent neighbors. In addition, the variance request is only for portions of the sides of the house and not the entire length. Typically, when there are a number of deviations from the development standards required by code, modified residential development standards are requested for a major project area which allows the developer to be more creative in designing the site; however, the applicant in this instance is requesting a setback reduction to coincide with the remaining portions of the R-2 zoned development to the south. This application is acting as a request for modified residential development standards and since this is in keeping with the variance that was approved previously for the R-E zoned portion of the site, staff does not have a practical issue with this request. The purpose of the modified development standards for a P-C Overlay District is to provide the master developer the flexibility to plan and design the community. However, it is still incumbent upon the applicant to prove a legal hardship or practical difficulty for the requested variance.

Staff Recommendation

Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Comprehensive Plan, Title 29, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 1 years of approval date or it will expire.

Public Works – Development Review

- No comment.

Building/Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that previous civil improvement plans were approved in 2006; and to meet with the CCWRD at their earliest convenience to reactivate the project before starting home construction.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: Blue Heron

CONTACT: Blue Heron, Michelle Merrick, 4675 W. Teco Avenue, Suite 250, Las Vegas, NV 89118

DRAFT

**CLARK COUNTY
TOWN ADVISORY BOARD/CITIZEN ADVISORY COUNCIL
RECOMMENDATION**

APPLICATION NUMBER: **VS-00000280-16**

PC/BCC MEETING DATE: **2016-06-21**

PROJECT DESCRIPTION:

Property Owner: FERNANDEZ FAMILY TRUST ET AL

Description: VS/ESMNTS

TO: ENTER TOWNBOARD/CITIZENS ADVISORY COUNCIL

FROM: CLARK COUNTY CURRENT PLANNING
DIVISION

500 S. Grand Central Pkwy

P.O. Box 551744

LAS VEGAS, NEVADA 89155-1744

☐ Zone Change

☐ Conforming

☐ Non-Conforming

☐ Use Permit

☐ Design
Review

☐ Waiver of Standards

☐ Tentative Map

☒ Other VS

DATE: 2016-06-21

Approval _____ Denial _____ No Comment _____ # of Neighbors Present _____

of Neighbors For _____ # of Neighbors Against _____ # of Neighbors Undecided _____

Brief synopsis of COMMENTS, DISCUSSION, REASONING:

Pro: _____

Con: _____

Condition of Approval:

Applicant has agreed to these conditions _____ Yes _____ No

Name of Applicant or Representative _____

Neighborhood meeting held? _____ Yes _____ No

Signature _____ Date _____

Title (Secretary or Chair)

Fax to Planning Staff: 382-0412

Fax to Commissioner: 383-6041

EASEMENTS
(TITLE 30)

CACTUS AVE/VALLEY VIEW BLVD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-0280-16 – FERNANDEZ FAMILY TRUST DATED JUNE 20 1984:

VACATE AND ABANDON easements of interest to Clark County located between Valley View Boulevard and Polaris Avenue and between Cactus Avenue and Rush Avenue (alignment) within Enterprise (description on file). SB/tk/ml (For possible action)

RELATED INFORMATION:

APN:

177-29-404-002

LAND USE PLAN:

ENTERPRISE – COMMERCIAL NEIGHBORHOOD

BACKGROUND:

Project Description

The applicant requests to vacate the 33 foot wide patent easements on the northerly and easterly boundary lines of the subject property. This vacation and abandonment is being requested because the future right-of-way is not needed on the north and eastern boundary lines of this property.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Neighborhood	R-E	Undeveloped
South	Residential Suburban	R-E	Undeveloped
East	Commercial Neighborhood	C-1	Outside storage
West	Residential Low	R-E	Undeveloped

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis

Public Works – Development Review

Staff has no objection to the vacation of easements that are not necessary for site, drainage, or roadway development.

Recommendation:

Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Comprehensive Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Satisfy utility companies' requirements.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the recording of the order of vacation in the Office of the County Recorder must be completed within 2 years of the approval date or the application will expire.

Public Works – Development Review

- Right-of-way dedication to include 45 to 50 feet to back of curb for Valley View Boulevard, 45 to 50 feet to back of curb for Cactus Avenue and associated spandrel;
- Detached sidewalk will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights and traffic control;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Building/Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: Clark County Public Works

CONTACT: Lorraine St Pierre/Clark County, 500 S. Grand Central Pkwy, Las Vegas, NV 89155

**CLARK COUNTY
TOWN ADVISORY BOARD/CITIZEN ADVISORY COUNCIL
RECOMMENDATION**

APPLICATION NUMBER: **VS-00000300-16**

PC/BCC MEETING DATE: **2016-06-21**

PROJECT DESCRIPTION:

Property Owner: T F C HOLDING INC ET AL

Description: VS/ESMT

TO: ENTER TOWNBOARD/CITIZENS ADVISORY COUNCIL

FROM: CLARK COUNTY CURRENT PLANNING
DIVISION

500 S. Grand Central Pkwy

P.O. Box 551744

LAS VEGAS, NEVADA 89155-1744

☐ Zone Change

☐ Conforming

☐ Non-Conforming

☐ Use Permit

☐ Design
Review

☐ Waiver of Standards

☐ Tentative Map

☒ Other VS

DATE: 2016-06-21

Approval _____ Denial _____ No Comment _____ # of Neighbors Present _____

of Neighbors For _____ # of Neighbors Against _____ # of Neighbors Undecided _____

Brief synopsis of COMMENTS, DISCUSSION, REASONING:

Pro: _____

Con: _____

Condition of Approval:

Applicant has agreed to these conditions _____ Yes _____ No

Name of Applicant or Representative _____

Neighborhood meeting held? _____ Yes _____ No

Signature _____ Date _____

Title (Secretary or Chair)

Fax to Planning Staff: 382-0412

Fax to Commissioner: 383-6041

06/21/16 PC AGENDA SHEET

EASEMENTS
(TITLE 30)

SUNSET RD/RAINBOW BLVD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-0300-16 – TFC HOLDINGS, INC:

VACATE AND ABANDON easements of interest to Clark County located between Sunset Road and Rafael Rivera Way, and between Rainbow Boulevard and Torrey Pines Drive within Enterprise (description on file). SS/co/ml (For possible action)

RELATED INFORMATION:

APN:

176-02-101-003 & 012

LAND USE PLAN:

ENTERPRISE – BUSINESS AND DESIGN/RESEARCH PARK

BACKGROUND:

Project Description

This application is a request to vacate and abandon patent easements on two parcels. The applicant is requesting the vacation of the east 33 feet, the south 33 feet, and the east 3 feet of the west 33 feet of parcel number 176-02-101-003 and the north, east, and west 33 feet of parcel number 176-02-101-012.

The applicant states that vacation of the patent easements on the two parcels is necessary to allow development of the truck staging area as approved under ZC-0453-15.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0453-15	Reclassified 8.2 acres from R-E to M-D zoning with a use permit and design review for a truck staging area, and waivers of development standards to allow modified landscaping and modified CMA standards	Approved by BCC	September 2015

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial General	M-D	Office/warehouse
South	Business and Design/Research Park	R-E & C-2	Frontage road adjacent to the 215 Beltway & undeveloped
East	Industrial	M-1	Freight terminal & distribution facility

	Planned Land Use Category	Zoning District	Existing Land Use
West	Business and Design/Research Park	R-E	Undeveloped

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis

Public Works – Development Review

Staff has no objection to the vacation of easements that are not necessary for site, drainage, or roadway development.

Recommendation:

Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Comprehensive Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Satisfy utility companies' requirements.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the recording of the order of vacation in the Office of the County Recorder must be completed within 2 years of the approval date or the application will expire.

Public Works – Development Review

- Drainage study and compliance;
- Right-of-way dedication to include 55 feet to back of curb for Sunset Road, 30 feet for Santa Margarita Street adjacent to APN 176-02-101-003, and associated spandrel;
- Detached sidewalk will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Building/Fire Prevention

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; to show on-site fire lane, turning radius, and turnarounds; to show fire hydrant locations both on-site and within 750 feet; fire protection may be required for this facility; and that the required turning radius of a fire apparatus access road shall be no less than 28 feet inside turning radius and 52 feet outside turning radius.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: TFC Holdings, Inc.

CONTACT: Kellie Halpin, 4945 W. Patrick Lane, Las Vegas, NV 89118

DRAFT

**CLARK COUNTY
TOWN ADVISORY BOARD/CITIZEN ADVISORY COUNCIL
RECOMMENDATION**

APPLICATION NUMBER: **VS-00000302-16**

PC/BCC MEETING DATE: **2016-06-21**

PROJECT DESCRIPTION:

Property Owner: TENNEY FAMILY TRUST

Description: VS PROCYON ST

TO: ENTER TOWNBOARD/CITIZENS ADVISORY COUNCIL

FROM: CLARK COUNTY CURRENT PLANNING
DIVISION

500 S. Grand Central Pkwy

P.O. Box 551744

LAS VEGAS, NEVADA 89155-1744

☐ Zone Change

☐ Conforming

☐ Non-Conforming

☐ Use Permit

☐ Design

Review

☐ Waiver of Standards

☐ Tentative Map

☒ Other VS

DATE: 2016-06-21

Approval _____ Denial _____ No Comment _____ # of Neighbors Present _____

of Neighbors For _____ # of Neighbors Against _____ # of Neighbors Undecided _____

Brief synopsis of COMMENTS, DISCUSSION, REASONING:

Pro: _____

Con: _____

Condition of Approval:

Applicant has agreed to these conditions _____ Yes _____ No

Name of Applicant or Representative _____

Neighborhood meeting held? _____ Yes _____ No

Signature _____ Date _____

Title (Secretary or Chair)

Fax to Planning Staff: 382-0412

Fax to Commissioner: 383-6041

06/21/16 PC AGENDA SHEET

RIGHT-OF-WAY
(TITLE 30)

VALLEY VIEW BLVD/CONN AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-0302-16 – TENNEY FAMILY TRUST:

VACATE AND ABANDON a portion of a right-of-way being Procyon Street located between Conn Avenue and Cactus Avenue within Enterprise (description on file). SB/co/ml (For possible action)

RELATED INFORMATION:

APN:

177-32-101-018

LAND USE PLAN:

ENTERPRISE – RESIDENTIAL SUBURBAN – (UP TO 8 DU/AC)

BACKGROUND:

Project Description

This application is a request to vacate and abandon a 30 foot wide approximately 301 foot long section of Procyon Street located between Conn Avenue and Cactus Avenue as dedicated to Clark County by the parcel map recorded under File 80 Page 2.

The applicant states that the right-of-way was dedicated by parcel map recorded in File 80 Page 2. There is currently no dedication for Procyon Street to the north of the subject property to Cactus Avenue. The alignment to the south of the intersection of Conn Avenue and Procyon Street has been blocked by an improved subdivision. Due to the existing conditions and configuration in the area the right-of-way for Procyon Street serves no beneficial use to Clark County, the general public, or the residents of the area.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & East	Residential Suburban (up to 8 du/ac)	R-E	Undeveloped
South	Public Facilities	R-E	Undeveloped
West	Residential Suburban (up to 8 du/ac)	R-E	Developed residential

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis

Public Works – Development Review

Staff has no objection to the vacation of right-of-way that is not necessary for site, drainage, or roadway development.

Staff Recommendation:

Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Comprehensive Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Satisfy utility companies' requirements.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the recording of the order of vacation in the Office of the County Recorder must be completed within 2 years of the approval date or the application will expire.

Public Works – Development Review

- Right-of-way dedication of a County approved turn around at the proposed east end of Conn Avenue;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Building/Fire Prevention

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; to show on-site fire lane, turning radius, and turnarounds; to show fire hydrant locations both on-site and within 750 feet; fire protection may be required for this facility; the required turning radius of a fire apparatus access road shall be no less than 28 feet inside turning radius and 52 feet outside turning radius; and that dead-end streets/cul-de-sacs in excess of 500 feet must have an approved Fire Department turn-around provided.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: Terry Carter

CONTACT: Terry D. Carter, 1825 Avocado Court, Henderson, NV 89014

**CLARK COUNTY
TOWN ADVISORY BOARD/CITIZEN ADVISORY COUNCIL
RECOMMENDATION**

APPLICATION NUMBER: **AR-00400054-16**

PC/BCC MEETING DATE: **2016-06-22**

PROJECT DESCRIPTION:

Property Owner: NOUVEAU RESORTS CORP ET AL

Description: AR/UC-0016-15 SILVERTON TIMESHARE SIGNAG

TO: ENTER TOWNBOARD/CITIZENS ADVISORY COUNCIL

FROM: CLARK COUNTY CURRENT PLANNING
DIVISION

500 S. Grand Central Pkwy

P.O. Box 551744

LAS VEGAS, NEVADA 89155-1744

☐ Zone Change

☐ Conforming

☐ Non-Conforming

☒ Use Permit

☐ Design

Review

☐ Waiver of Standards

☐ Tentative Map

☐ Other _____

DATE: 2016-06-22

Approval _____ Denial _____ No Comment _____ # of Neighbors Present _____

of Neighbors For _____ # of Neighbors Against _____ # of Neighbors Undecided _____

Brief synopsis of COMMENTS, DISCUSSION, REASONING:

Pro: _____

Con: _____

Condition of Approval:

Applicant has agreed to these conditions _____ Yes _____ No

Name of Applicant or Representative _____

Neighborhood meeting held? _____ Yes _____ No

Signature _____ Date _____

Title (Secretary or Chair)

Fax to Planning Staff: 382-0412

Fax to Commissioner: 383-6041

SIGNS
(TITLE 30)

BLUE DIAMOND RD/DEAN MARTIN DR

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-0016-15 (AR-0054-16) - NOUVEAU RESORTS CORPORATION, ET AL:

USE PERMIT FIRST APPLICATION FOR REVIEW to allow deviations as shown per plans on file.

DEVIATIONS for the following: 1) allow roof signs; and 2) all other deviations as depicted per plans on file.

DESIGN REVIEWS for the following: 1) roof signs; and 2) animated wall signs in conjunction with an approved timeshare hotel tower within an existing resort hotel complex (Silverton) on 74.8 acres in an H-1 (Limited Resort and Apartment) Zone and an H-1 (Limited Resort and Apartment) (AE-60 & AE-65) Zone in the MUD-2 Overlay District.

Generally located on the southeast corner of Blue Diamond Road and Dean Martin Drive within Enterprise. SB/jvm/raj (For possible action)

RELATED INFORMATION:

APN:

177-17-111-004 thru 007

LAND USE PLAN:

ENTERPRISE - COMMERCIAL TOURIST

BACKGROUND:

Project Description

General Summary

- Site Address: 8280 Dean Martin Drive
- Site Acreage: 74.8
- Project Type: Roof signs/animated wall signs

Site Plan

The approved plans show a timeshare hotel tower in conjunction with the Silverton Resort Hotel. The timeshare hotel tower is located on APN 177-17-111-006, south of the existing parking garage and casino area of the resort hotel. The tower is oriented in an east/west direction and has 395 timeshare hotel guest rooms. Access to the site is from Dean Martin Drive.

Signage

The approved plans showed parapet walls being constructed on the roof of the east half of the timeshare hotel tower to accommodate 2 roof signs. The overall height of the building with the parapet walls will be approximately 181 feet. UC-0511-13 approved an overall height of up to 207 feet. The roof signs are 1,648 square feet each and face north and south. Moreover, the roof signs are constructed of open channel letters and internally illuminated with LED lamps.

The plans also depict animated wall signs consisting of linear LED smart strips located at the top 5 levels of the 4 corners of the timeshare hotel tower for a total of 20 linear strips. The linear LED smart strips are capable of changing color and total 680 linear feet (56.64 square feet).

Applicant's Justification

The applicant states that the project commenced in a timely manner and has been complete for some time. In addition, the applicant has requested that the use permit be made permanent.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0016-15	Signage for a timeshare hotel	Approved by BCC	April 2015
UC-0643-14	Allowed live entertainment beyond daytime hours for a temporary outdoor commercial event	Approved by BCC	September 2014
UC-0511-13	Use permits and design review to increase building height and allow kitchens in guestrooms for 2 timeshare hotel towers subject to design reviews for lighting and signage, and design review for Tower 2	Approved by BCC	December 2013
UC-0512-13	Use permits and design review for a membrane structure (live entertainment venue), modular restrooms, and an outside storage area for vehicle sales (watercraft)	Approved by BCC	October 2013
TM-0062-09	3 lot commercial subdivision	Approved by BCC	October 2009
ZC-0515-09	Reclassified 0.6 acres from R-E & C-2 zoning to H-1 zoning for an existing resort hotel	Approved by BCC	October 2009
ZC-0380-08	Reclassified a 34.4 acre portion of the subject site from C-2 to H-1 zoning for future expansion of a resort hotel	Approved by BCC	December 2008
UC-0363-07	Parking garage and modifications to an existing resort hotel	Approved by BCC	June 2007

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Tourist	M-D	Truck stop
South	Commercial Tourist	C-2, H-1, H-2, & R-E	Restaurant/tavern & undeveloped
East	Commercial Tourist	RVP	I-15 & recreational vehicle parking
West	Commercial Tourist	H-1	Undeveloped portions of the Silverton Resort Hotel property

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis**Current Planning**

Title 30 standards of approval for an application to review state that such an application may be denied or have additional conditions imposed if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws or policies affecting the subject property. Staff finds that the roof signs were approved by permit number 15-21490 in December, 2015 and there has been no complaints made to planning staff or to the Public Response Office; therefore, staff can support making the use permit final.

Staff Recommendation

Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Comprehensive Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:**Current Planning**

- No further reviews.

Public Works – Development Review

- No comment.

Building/Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: Rick Lane

CONTACT: Greg Borgel, 300 S. 4th Street, Suite 1400, Las Vegas, NV 89101

**CLARK COUNTY
TOWN ADVISORY BOARD/CITIZEN ADVISORY COUNCIL
RECOMMENDATION**

APPLICATION NUMBER: **DR-00000309-16**

PC/BCC MEETING DATE: **2016-06-22**

PROJECT DESCRIPTION:

Property Owner: ROJUSA L L C ET AL

Description: DR ON-PREMISE CONSUMPTION ALCOHOL/TAVERN

TO: ENTER TOWNBOARD/CITIZENS ADVISORY COUNCIL

FROM: CLARK COUNTY CURRENT PLANNING
DIVISION

500 S. Grand Central Pkwy

P.O. Box 551744

LAS VEGAS, NEVADA 89155-1744

☐ Zone Change

☐ Conforming

☐ Non-Conforming

☐ Use Permit

☒ Design
Review

☐ Waiver of Standards

☐ Tentative Map

☐ Other _____

DATE: 2016-06-22

Approval _____ Denial _____ No Comment _____ # of Neighbors Present _____

of Neighbors For _____ # of Neighbors Against _____ # of Neighbors Undecided _____

Brief synopsis of COMMENTS, DISCUSSION, REASONING:

Pro: _____

Con: _____

Condition of Approval:

Applicant has agreed to these conditions _____ Yes _____ No

Name of Applicant or Representative _____

Neighborhood meeting held? _____ Yes _____ No

Signature _____ Date _____

Title (Secretary or Chair)

Fax to Planning Staff: 382-0412

Fax to Commissioner: 383-6041

ON-PREMISES CONSUMPTION
OF ALCOHOL (TAVERN)
(TITLE 30)

SILVERADO RANCH BLVD/DECATUR BLVD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

DR-0309-16 – ROJUSA, LLC:

DESIGN REVIEW for an on-premises consumption of alcohol (tavern) building on a portion of 1.8 acres in a C-2 (General Commercial) (AE-60) Zone.

Generally located on the east side of Decatur Boulevard and the north side of Silverado Ranch Boulevard within Enterprise. SB/dg/raj (For possible action)

RELATED INFORMATION:

APN:

177-19-410-002 & 003

LAND USE PLAN:

ENTERPRISE - COMMERCIAL GENERAL

BACKGROUND:

Project Description

General Summary

- Site Acreage: 1.8
- Project Type: On-premises consumption of alcohol (tavern) building
- Number of Stories: 1
- Building Height: 18 to 24 feet
- Square Feet: 6,500
- Parking Required/Provided: 65/55 (tavern building)/82/92 (overall development site including C-store since site has shared access and parking)

Site Plan

The plans depict a 6,500 square foot tavern building on a pad site north of an existing convenience store building. The development site consists of 2 parcels that have shared access and parking. All on-site improvements, including parking, parking lot landscaping, perimeter landscaping, and commercial curb cuts with shared driveways exist. The site has 1 access point from Decatur Boulevard and 1 from Silverado Ranch Boulevard. No changes are proposed to the existing site design.

Landscaping

Existing landscaping is provided around the perimeter of the site along Silverado Ranch Boulevard and Decatur Boulevard. Existing attached sidewalks are provided on both frontages with a bus turnout on Decatur Boulevard. No changes are proposed to the landscaping design.

Elevations

The elevations depict a 1 story, 18 to 24 foot high tavern building with stucco/plaster finish and painted earth tone colors. Accent stone veneer is located along portions of the building. The roof includes parapet walls of varying height with accent towers located above the main entrance, which consists of a standing seam decorative metal roof. Portions of the elevations contain decorative metal canopies.

Floor Plans

Plans provided show a 6,500 square foot tavern with dining area, entry and lobby, restrooms, kitchen, and bar.

Signage

Signage is not a part of this application.

Justification

The applicant states that the tavern is an allowable use in a C-2 zone subject to compliance with prescribed conditions. The proposed tavern meets all applicable conditions and therefore is appropriate at this location.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0271-11	Convenience store with gasoline pumps	Approved by BCC	August 2011
UC-0258-07	On-premises consumption of alcohol and alternative landscaping and street improvements	Approved by BCC	April 2007
UC-1213-06	Convenience store with gasoline pumps - expired	Approved by BCC	October 2006
UC-0049-06	On-premise consumption of alcohol - expunged	Approved by BCC	February 2006
ZC-0922-05	Reclassified property to C-2 for a tavern and convenience store	Approved by BCC	July 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & East	Commercial General	R-E	Undeveloped
South	Commercial General	R-E	Undeveloped
West	Residential High (8 du/ac to 18 du/ac)	R-E	Undeveloped

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis

Current Planning

Staff finds the applicant has established that the plans, which contain architectural elements, including materials, height, and bulk consistent with Urban Land Use Policies for commercial development are in full compliance with all provisions of Title 30 and the Comprehensive Plan. Staff finds the project complies with the following policies:

1. Policy 19, which encourages, in part, scale relationships between buildings and adjacent development with varying building heights, building placements, and appropriate transitions; and
2. Policy 75, which encourages, in part, the siting of a portion of the total building area, for large commercial centers, at the street perimeter.

Finally, staff finds the project satisfies the following criteria for a design review: 1) the proposed development is compatible with adjacent development; 2) the proposed development is consistent with the applicable land use plan and Title 30; 3) building elevations, design characteristics, and other architectural and aesthetic features are not unsightly or undesirable in appearance; and 4) are harmonious and compatible with development in the area.

Staff Recommendation

Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Comprehensive Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that approval of this application does not constitute or imply approval of a liquor or gaming license or any other County issued permit, license or approval; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works – Development Review

- Drainage study and compliance;
- Traffic study and compliance.

Building/Fire Prevention

- Applicant is advised that fire protection may be required for this facility; fire/emergency access must comply with the Fire Code as amended; to show on-site fire lane, turning radius, and turnarounds; and to show fire hydrant locations both on-site and within 750 feet.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that at time of development CCWRD requires submittal of civil improvement plans and estimated wastewater flow rates to verify existing sewer point of connection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: Rojusa, LLC

CONTACT: Christopher Kaempfer, 1980 Festival Plaza Drive, Suite 650, Las Vegas, NV 89135

DRAFT

**CLARK COUNTY
TOWN ADVISORY BOARD/CITIZEN ADVISORY COUNCIL
RECOMMENDATION**

APPLICATION NUMBER: **TM-00500042-16**

PC/BCC MEETING DATE: **2016-06-22**

PROJECT DESCRIPTION:

Property Owner: USA

Description: TM TENAYA AND GOMER

TO: ENTER TOWNBOARD/CITIZENS ADVISORY COUNCIL

FROM: CLARK COUNTY CURRENT PLANNING
DIVISION

500 S. Grand Central Pkwy

P.O. Box 551744

LAS VEGAS, NEVADA 89155-1744

☐ Zone Change

☐ Conforming

☐ Non-Conforming

☐ Use Permit

☐ Design

Review

☐ Waiver of Standards

☒ Tentative Map

☐ Other _____

DATE: 2016-06-22

Approval _____ Denial _____ No Comment _____ # of Neighbors Present _____

of Neighbors For _____ # of Neighbors Against _____ # of Neighbors Undecided _____

Brief synopsis of COMMENTS, DISCUSSION, REASONING:

Pro: _____

Con: _____

Condition of Approval: _____

Applicant has agreed to these conditions _____ Yes _____ No

Name of Applicant or Representative _____

Neighborhood meeting held? _____ Yes _____ No

Signature _____ Date _____

Title (Secretary or Chair)

Fax to Planning Staff: 382-0412

Fax to Commissioner: 383-6041

TENAYA AND GOMER
(TITLE 30)

UPDATE
GOMER RD/TENAYA WY

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-0042-16 – U.S.A., ET AL:

AMENDED HOLDOVER TENTATIVE MAP consisting of 56 (previously notified as 52) single family residential lots and common lots on a 35.0 acre (previously notified as 32.5 acre) portion of an overall 116.0 acres in an R-E (Rural Estates Residential) (RNR-1) Zone.

Generally located on the north side of Gomer Road (alignment), the east and west sides of Tenaya Way, and 1,000 feet west of Rainbow Boulevard within Enterprise. SB/dg/ml (For possible action)

RELATED INFORMATION:

APN:

176-22-801-006 (not previously notified) & 176-22-801-013 ptn

LAND USE PLAN:

ENTERPRISE - RURAL NEIGHBORHOOD PRESERVATION (UP TO 2 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: **35.0** acre portion of a 116.0 acre parcel
- Number of Lots/Units: **56**
- Density: 1.6 du/ac
- Gross Minimum/Maximum Lot Size (square feet): 20,000/26,600
- Net Minimum/Maximum Lot Size (square feet): 18,000/26,200
- Project Type: Single family residential development

Site Plan

The revised plans depict a single family residential development consisting of 56 lots with a total density of 1.6 dwelling units per acre. **An additional 2.5 acre parcel was added to the overall development site.** The development is divided into 5 parts with Gary Avenue, Tenaya Way, Belcastro Street, and Montessori Street partially bisecting the project.

The first part of the development which is north of Gary Avenue, between Tenaya Way and Belcastro Street, will consist of a total of 8 lots with 4 lots on a private cul-de-sac with access to the private cul-de-sac from Gary Avenue and 4 lots having access as follows: 1) 2 lots with direct access from Gary Avenue; and 2) 2 lots with access from a 20 foot wide private access easement (flag lots) along the east side of the 2 lots that front Gary Avenue.

The second part of the development which is south of Gary Avenue, west of Tenaya Way, and north of Gomer Road consists of a total of 16 lots with access to the lots as follows: 1) 8 lots have access from a 40 foot wide **private cul-de-sac**; 2) 4 lots with direct access to Gary Avenue; and 3) 4 lots with access from a 20 foot wide private access easement (flag lots) along the west and east side of the lots that fronts the **cul-de-sac**.

The third part of the development which is south of Gary Avenue, between Tenaya Way and Belcastro Street, and north of Gomer Road, will consist of a total of 16 lots with access to the lots as follows: 1) 8 lots have access from an internal 40 foot wide private street with access to the private street from Tenaya Way and Belcastro Street; 2) 4 lots with access from a 20 foot wide private access easement (flag lots) from lots that front the **private street**; and 3) 4 lots with direct access to Gary Avenue.

The fourth part of the development which is south of Gary Avenue, between Belcastro Street and Montessouri Street, and north of Gomer Road, will consist of a total of 12 lots with access to the lots as follows: 1) 8 lots have access from an internal 40 foot wide private street with access to the private street from Belcastro Street and Montessouri Street; and 2) **4 lots on a private cul-de-sac with access to the private cul-de-sac from Montessouri Street.**

The fifth part of the development which is east of Montessouri Street and north of Gomer Road, will consist of a total of 4 lots with access to a 40 foot wide private cul-de-sac with access to the private cul-de-sac from Montessouri Street.

Since Tenaya Way is a collector street and Gomer Road is an arterial street, the applicant is requesting a waiver of curb, gutter, sidewalk, streetlights, and partial paving (the street will consist of the minimum required paving for air quality regulations). The remaining streets will also be developed with the minimum required paving for air quality regulations; however, since the streets are local residential streets within a Rural Neighborhood Preservation (RNP) area, no waiver is required.

The revised plan, with the additional 2.5 acre parcel, also revises the street circulation for the planned development. Several streets now require a reduction in street intersection off-set ranging from 86 feet to 119 feet. The 86 feet off-set is from 2 proposed private streets that intersect with Belcastro Street.

The plans have been reviewed for compliance with the Priority Equestrian Trail Plan. Trail alignments in this RNP area are as follows: 1) along the south side of Gary Avenue; 2) along the east side of Tenaya Way; 3) along the north side of Gomer Road; and 4) along the east side of Montessouri Street. The plans depict an equestrian trail planned within the unpaved portion of the rural street standard within these rights-of-way. **The revised plans depict the continuation of the trail alignment along Gomer Road.**

Cross sections submitted with this request indicate pad sites for some of the proposed residences will require the finished grade to be increased by a maximum of 6 feet (72 inches) above the finished grade of the adjacent properties. The finished grades vary with the maximum difference of 72 inches.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, East, South, & West	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Mixture of developed & undeveloped single family residential

This area is within the Public Facilities Needs Assessment (PFNA) area.

Related Applications

Application Number	Request
WS-0213-16	A waiver of development standards for off-site improvements, increased wall height, and reduced street intersection off-set with a design review for a single family residential development is a companion item on this agenda.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis

Current Planning

This request meets the tentative map requirements as outlined in Title 30.

Staff Recommendation

Approval in contingent upon approval of WS-0213-16.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Comprehensive Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that a final map for all, or a portion, of the property included under this application must be recorded within 4 years or it will expire.

Public Works – Development Review

- Execute a restrictive covenant agreement (deed restrictions);
- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences are needed to mitigate drainage through the site;
- Traffic study and compliance;
- A minimum 32 foot wide asphalt road where paving does not exist;
- **Private streets must be constructed per County standard 210;**
- Provide paved legal access;

- Right-of-way dedication to include 50 feet for Gomer Road, 40 to 80 feet for Tenaya Way, 30 to 60 feet for Gary Avenue, 60 feet for Belcastro Street, 30 to 60 feet for Montessori Street and all associated spandrels.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Current Planning Division – Addressing

- Private street to access Lots 1-16 needs approved street name;
- Private street to access Lots 38-43 needs approved street name;
- S. Tenaya Way shall be Tenaya Way;
- All street name suffixes shall be spelled out.

Building/Fire Prevention

- Applicant is advised that when installing streets using “L” type curbs, a minimum of 37 feet wide is required, back of curb to back of curb, if using rolled curbs, a minimum of 39 foot widths are required, from back of curb to back of curb.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: Greystone Nevada, LLC

CONTACT: RCI Engineering, Amber Dolce, 4325 Dean Martin Drive, Suite 300, Las Vegas, NV 89103

**CLARK COUNTY
TOWN ADVISORY BOARD/CITIZEN ADVISORY COUNCIL
RECOMMENDATION**

APPLICATION NUMBER: **UC-00000265-16**

PC/BCC MEETING DATE: **2016-06-22**

PROJECT DESCRIPTION:

Property Owner: JOBSITE HOSPITALITY, LLC ET AL

Description: UC/WS/DR HOTEL/INCREASE HEIGHT/REDUCE PK

TO: ENTER TOWNBOARD/CITIZENS ADVISORY COUNCIL

FROM: CLARK COUNTY CURRENT PLANNING
DIVISION

500 S. Grand Central Pkwy

P.O. Box 551744

LAS VEGAS, NEVADA 89155-1744

☐ Zone Change

☐ Conforming

☐ Non-Conforming

☒ Use Permit

☒ Design

Review

☒ Waiver of Standards

☐ Tentative Map

☐ Other _____

DATE: 2016-06-22

Approval _____ Denial _____ No Comment _____ # of Neighbors Present _____

of Neighbors For _____ # of Neighbors Against _____ # of Neighbors Undecided _____

Brief synopsis of COMMENTS, DISCUSSION, REASONING:

Pro: _____

Con: _____

Condition of Approval:

Applicant has agreed to these conditions _____ Yes _____ No

Name of Applicant or Representative _____

Neighborhood meeting held? _____ Yes _____ No

Signature _____ Date _____

Title (Secretary or Chair)

Fax to Planning Staff: 382-0412

Fax to Commissioner: 383-6041

06/22/16 BCC AGENDA SHEET

HOTEL
(TITLE 30)

GILESPIE ST/HIDDEN WELL RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-0265-16 – JOBSITE HOSPITALITY, LLC:

USE PERMITS for the following: 1) allow a proposed hotel in the M-D zone; and 2) increased building height.

WAIVER OF DEVELOPMENT STANDARDS for reduced parking.

DESIGN REVIEW for a proposed hotel on a portion of 7.3 acres in a C-2 (General Commercial) (AE-60) Zone and an M-D (Designed Manufacturing) (AE-60) Zone.

Generally located on the east side of Gillespie Street and the north side of Hidden Well Road within Enterprise. SS/gc/ml (For possible action)

RELATED INFORMATION:

APN:

177-04-601-016; 177-04-611-002 & 003 ptn

USE PERMITS:

1. Allow a hotel in the M-D zone.
2. Increase building height to 77 feet where a maximum of 50 feet is permitted (a 54% increase).

WAIVER OF DEVELOPMENT STANDARDS:

Reduce parking to 153 spaces where a minimum of 166 spaces are required (an 8% reduction).

LAND USE PLAN:

ENTERPRISE - BUSINESS AND DESIGN/RESEARCH PARK

BACKGROUND:

Project Description

General Summary

- Site Address: 6862 Gillespie Street
- Site Acreage: 7.3 (portion)
- Project Type: Hotel
- Number of Stories: 6
- Building Height: 77 feet
- Square Feet: 65,953
- Parking Required/Provided: 166/153

Site Plan

The plans show a proposed hotel (Tru) located approximately 145 feet from the west property line and 86 feet from the south property line of APN 177-04-601-016. The hotel building straddles 2 parcels, with M-D zoning on APN 177-04-601-016 and C-2 zoning on APN 177-04-611-003. An existing billboard on the southwestern portion of the site will be removed. A decorative trash enclosure is located 20 feet from the south property line. Access to the site is from both Giles pie Street and Hidden Well Road. A total of 153 parking spaces are provided where 166 spaces are required. A number of parking lot landscape islands will be modified along the shared property line with the Homewood Suites site to the east, but will not result in any loss of parking spaces on the Homewood Suites site.

Landscaping

Street landscaping consists of a 10 foot wide landscape area along Hidden Well Road and a 15 foot wide landscape area along Giles pie Street with 36 inch box Chilean Mesquite and Date Palm trees; and various shrubs and groundcover. Attached sidewalks exist on both Giles pie Street and Hidden Well Road.

Elevations

The plans depict a 6 story, 77 foot high hotel building with a flat roof and parapet walls. Building materials consist of EFIS systems, laminate paneling, and aluminum storefront systems. Rooftop mechanical equipment will be screened by a metal screen to match the building. Decorative color accents have been incorporated into some of the columns of the building. The front entrance of the building is on the west elevation and includes a canopy over the entrance. The trash enclosure is constructed of EIFS materials with metal coping, and colored to match the hotel building.

Floor Plans

The plans show a 65,953 square foot hotel building consisting of 166 guest rooms. The first floor consists of a check-in area, lounge area, breakfast area for guests, game area, work alcove, fitness room, offices, storage rooms, an employee breakroom, and guestrooms. Floors 2 through 6 consist of guestrooms and housekeeping areas.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states that the proposed hotel is consistent with other buildings in the area. Furthermore, the proposed project is not anticipated to cause any adverse impacts on traffic circulation patterns and will not require any modifications to off-site infrastructure. A similar parking reduction was approved for the adjacent Homewood Suites site.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-1744-05	Allow kitchens in hotel rooms; a waiver of development standards to reduce parking and modify parking lot landscaping; and a design review for a hotel (Homewood Suites) on APN 177-04-611-002	Approved by BCC	December 2005

Application Number	Request	Action	Date
WS-0743-05	Allow accessory structures (signs and walls) prior to a principal use, allow 2 monument signs on 1 street frontage, and increase wall height	Approved by PC	June 2005
UC-2156-04	Future office uses in the M-D zone – expired	Approved by BCC	January 2005
ZC-1666-04	Reclassified APN's 177-04-611-002 & 003 from R-E to C-2 zoning for future commercial uses subject to a design review as a public hearing on final building plans	Approved by BCC	November 2004
ZC-0490-94	Reclassified APN 177-04-601-016 from R-E to M-D zoning for an off-premises advertising sign (billboard)	Approved by BCC	May 1994

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business and Design/Research Park & Industrial	M-D & M-1	Office buildings
South	Business and Design/Research Park & Public Facility	R-E, C-1, & P-F	215 Beltway, natural gas service station, & parking lot
East	Business and Design/Research Park & Industrial	C-2 & M-1	Hotel (Homewood Suites) & training facility (Carpenter's Union)
West	Commercial Tourist	H-1	Undeveloped

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis

Current Planning

Use Permit

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the Comprehensive Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties.

Use Permit #1

A portion of the proposed hotel building is located in the C-2 zone, which allows a hotel use. Furthermore, an existing hotel (Homewood Suites) is located on the adjacent site to the east. Therefore, staff finds that the proposed hotel is compatible with the surrounding area, and that allowing a portion of the hotel building within the M-D zone will not cause any adverse impacts to the neighborhood. The request complies with Urban Land Use Policy 10 of the Comprehensive Plan which encourages site designs to be compatible with adjacent land uses and off-site circulation patterns.

Use Permit #2

Staff can support the increase in building height. A number of office buildings, up to 90 feet in height, exist on the abutting property to the north across Pamalyn Avenue. Therefore, the proposed hotel building height of 77 feet will be compatible with the existing buildings in the area. The request complies with Urban Land Use Policy 67 which states that through site planning and building design, ensure that commercial developments are compatible with abutting uses including appropriate building heights.

Waiver of Development Standards

The requested reduction in parking of 8% is the same reduction percentage that was approved on the adjacent Homewood Suites site to the east. There have been no issues or complaints related to parking filed with the Clark County Public Response Office on the Homewood Suites site. Furthermore, parking reductions have been granted for other hotels near the Strip and near the airport in the past, since a large number of customers do not drive to the hotel and arrive by other means such as taxi or public transportation. Therefore, staff can support this request.

Design Review

Staff finds the proposed building design is compatible with the surrounding properties. The request complies with Urban Land Use Policy 2 which states that where infrastructure is available and transit is accessible, maximize the use of infill and redevelopment in existing urban/suburban areas. The building is constructed with decorative building materials and has parapet walls at varying heights to break up the horizontal roof line. Therefore, the request complies with Urban Land Use Policy 78 which encourages architectural treatments on all building sides to eliminate blank building elevations along public rights-of-way and areas visible to the general public to improve visual quality.

Department of Aviation

The development will penetrate the 100:1 notification airspace surface for McCarran International Airport. Therefore, as required by 14 CFR Part 77, and Section 30.48.120 of the Clark County Unified Development Code, the Federal Aviation Administration (FAA) must be notified of the proposed construction or alteration.

Staff Recommendation

Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Comprehensive Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Provide a decorative trash enclosure that is architecturally compatible with the hotel building;
- Minimum 10 foot wide landscape area along Hidden Well Road;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.

- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works – Development Review

- Drainage study and compliance;
- Traffic study and compliance.

Department of Aviation

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation; if applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.48 Part B of the Clark County Unified Development Code; no building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; and that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

Building/Fire Prevention

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; to show on-site fire lane, turning radius, and turnarounds; to show fire hydrant locations both on-site and within 750 feet; that fire protection may be required for this facility; and that the required turning radius of a fire apparatus access road shall be no less than 28 feet inside turning radius and 52 feet outside turning radius.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property is already connected to the CCWRD sewer system; and that if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: Randy J. Sowell

CONTACT: Nic Niccum, Marnell Architecture, 222 Via Marnell Way, Las Vegas, NV 89119

**CLARK COUNTY
TOWN ADVISORY BOARD/CITIZEN ADVISORY COUNCIL
RECOMMENDATION**

APPLICATION NUMBER: **UC-00000305-16**

PC/BCC MEETING DATE: **2016-06-22**

PROJECT DESCRIPTION:

Property Owner: GILESPIE ERIE L L C ET AL

Description: UC/WS/DR SCHOOL

TO: ENTER TOWNBOARD/CITIZENS ADVISORY COUNCIL

FROM: CLARK COUNTY CURRENT PLANNING
DIVISION

500 S. Grand Central Pkwy

P.O. Box 551744

LAS VEGAS, NEVADA 89155-1744

☐ Zone Change

☐ Conforming

☐ Non-Conforming

☒ Use Permit

☒ Design

Review

☒ Waiver of Standards

☐ Tentative Map

☐ Other _____

DATE: 2016-06-22

Approval _____ Denial _____ No Comment _____ # of Neighbors Present _____

of Neighbors For _____ # of Neighbors Against _____ # of Neighbors Undecided _____

Brief synopsis of COMMENTS, DISCUSSION, REASONING:

Pro: _____

Con: _____

Condition of Approval:

Applicant has agreed to these conditions _____ Yes _____ No

Name of Applicant or Representative _____

Neighborhood meeting held? _____ Yes _____ No

Signature _____ Date _____

Title (Secretary or Chair)

Fax to Planning Staff: 382-0412

Fax to Commissioner: 383-6041

PRIVATE SCHOOL
(TITLE 30)

ERIE AVE/GILESPIE ST

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-0305-16 – GILESPIE ERIE LLC, ET AL:

USE PERMIT for a private school.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; 2) alternative landscaping; and 3) off-site improvements (curbs, gutters, sidewalks, street lights, and partial width paving).

DESIGN REVIEW for a private school on a 10 acre portion of 14.4 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the southeast corner of Erie Avenue and Gillespie Street within Enterprise.
SS/al/ml (For possible action)

RELATED INFORMATION:

APN:

177-33-701-001 & 004 ptn

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase building height to 49 feet where 35 feet is the standard (a 40% increase).
2. Permit alternative landscaping adjacent to collector streets (Gillespie Street & Erie Avenue) where landscaping per Figure 30.64-17 is required.
3. Waive off-site improvements (curbs, gutters, sidewalks, street lights, and partial width paving).

LAND USE PLAN:

ENTERPRISE - RURAL NEIGHBORHOOD PRESERVATION (UP TO 2 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: a 10 acre portion of 14.4 acres
- Project Type: Private school (K-8)
- Number of Stories: 2
- Building Height: 49 feet
- Square Feet: 81,689
- Parking Required/Provided: 60/202

Site Plan

The request is to establish a private school from grades K-8. The plan depicts a single building located on the northwestern portion of the site with playgrounds and a baseball field located to the south and east of the building. Parking for the facility is to the north and west of the building. Access is provided by 3 driveways, each located off Giles pie Street (west side), Erie Avenue (north side) and on La Cienega Street (east side). The plans indicate that the building is set back a minimum of 74 feet from the streets and 213 feet from the south property line.

Landscaping

The plan depicts 6 foot wide landscape areas adjacent to Erie Avenue and La Cienega Street and 15 foot wide landscape areas adjacent to Giles pie Street and the south property line. These landscape areas will consist of trees, shrubs, and ground cover.

Elevations

The building is 2 stories with a maximum height of 49 feet. The majority of the building has a flat roof behind a parapet wall and varies in height from 28 feet to 35 feet. On the northwest corner of the building over the main entrance is a dome with a decorative architectural feature at a height of 49 feet. The exterior walls are a decorative block with other architectural features used to enhance the building including columns, cornices, window fenestrations, and a decorative standing seam metal roof for the dome.

Floor Plans

The building has a total area of 81,689 square feet which includes 3,355 square feet of office area and 46 classrooms. Other uses include a gym/multi-purpose room, cafeteria, kitchen, media room, and music rooms.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the proposed private school is for grades K-8 with a capacity of 1,260 students at full enrollment. The dropping off and picking up of students is by a computerized software system to coordinate on-site queuing to limit impacts to the adjacent properties. Only a portion of the building is over 35 feet in height and is for a decorative feature at the main entrance of the building. The request to waive the off-site improvements is to allow the site to be in harmony with the rural character of the area.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1026-05	Zone change to establish on RNP-I Overlay District for the Enterprise Planning Area	Approved by BCC	October 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, East, & West	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Single family residences & undeveloped parcels

The subject site and the surrounding area are in the Public Facility Needs Assessment (PFNA) Area.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis

Current Planning

Use Permit

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the Comprehensive Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties.

Schools are typically considered as compatible uses with residential developments. The size of the site is consistent with other elementary schools in the County. The site is located adjacent to 2 collector streets, which are intended to accommodate higher traffic volumes. Therefore, staff finds this site is an appropriate location for a school and supports the use permit.

Waivers of Development Standards

According to Title 30, the applicant shall have the burden of proof to establish that the proposed request is appropriate for its existing location by showing that the uses and value of the area adjacent to the property included in the waiver of development standards request will not be affected in a substantially adverse manner. The intent and purpose of a waiver of development standards is to modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative.

Waiver of Development Standards #1

The site is located in an R-E (RNP-1) zoning district which limits the heights of buildings to 35 feet. However, other special uses, such as places of worship are allowed to increase building heights to allow for ornamental spires, belfries and similar architectural features. The dome and the architectural features proposed for the school building are similar to other decorative architectural features allowed for places of worship. Therefore, staff can support this request.

Waiver of Development Standards #2

This site is located in a rural area with many undeveloped parcels abutting the site. Other parcels abutting this site have developed with single family residences with limited landscaping adjacent to the streets. The landscaping proposed by the applicant will provide enhancements to the streetscape for the school, which will improve the appearance of the site and adjacent area. The proposed landscape areas will also be more in character with the limited landscaping provided by the existing developments in this area and conforms to Urban Land Use Policy 10 of the Comprehensive Plan that encourages site designs to be compatible with adjacent land uses and off-site circulation patterns, especially when the adjacent land use is a lower density or intensity. Therefore, staff can support this request.

Design Review

The design of the building with variations in building height breaks up the mass of the building and enhances the site and area. This will also make the building more visually appealing. The proposed setbacks of the buildings and structures to the streets will reduce the impact of the height of the building on the existing single family residences in the area. The variations in building height and placement of the building comply with Urban Land Use Policy 19 of the Comprehensive Plan to vary building height and consider building placement to reduce the perceived mass of buildings.

Public Works – Development Review

Waiver of Development Standards #3

Historical events have demonstrated how important off-site improvements are for drainage control in the Valley, especially in areas close to flood hazard zone as this one. Additionally, improved major collector and arterial roadways provide for a better flow of traffic, and sidewalks provide safer pathways for children to walk to school. Staff cannot support the waiver of development standards for full off-sites along Gilespe Street and Erie Avenue.

Staff Recommendation

Approval of the use permit, waivers of development standards #1 and #2, and the design review; denial of waiver of development standards #3.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Comprehensive Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- Design review as a public hearing for any significant changes to the plans;
- Design review as a public hearing for lighting and signage;
- Lights to be shielded;
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area; and
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works – Development Review

- Execute a restrictive covenant agreement (deed restrictions);
- Drainage study and compliance;
- Traffic study and compliance;

- Pave La Cienega Street with a 32 foot minimum asphalt road to non-urban standards;
- Right-of-way dedication to include 40 feet for Giles pie Street, 40 feet for Erie Avenue, 30 feet for La Cienega Street and associated spandrels.

Building/Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that existing sewer is located within 400 feet of the parcel; and that at time of development CCWRD requires submittal of civil improvement plans and estimated wastewater flow rates to determine sewer point of connection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: Legacy Traditional Schools Nevada, LLC

CONTACT: Jennifer Lazovich, Kaempfer Crowell, 1980 Festival Plaza Drive, Suite 650, Las Vegas, NV 89135

**CLARK COUNTY
TOWN ADVISORY BOARD/CITIZEN ADVISORY COUNCIL
RECOMMENDATION**

APPLICATION NUMBER: **VS-00000332-16**

PC/BCC MEETING DATE: **2016-06-22**

PROJECT DESCRIPTION:

Property Owner: BUFFALO FORD L L C ET AL

Description: VS ESMT

TO: ENTER TOWNBOARD/CITIZENS ADVISORY COUNCIL

FROM: CLARK COUNTY CURRENT PLANNING
DIVISION

500 S. Grand Central Pkwy

P.O. Box 551744

LAS VEGAS, NEVADA 89155-1744

☐ Zone Change

☐ Conforming

☐ Non-Conforming

☐ Use Permit

☐ Design
Review

☐ Waiver of Standards

☐ Tentative Map

☒ Other VS

DATE: 2016-06-22

Approval _____ Denial _____ No Comment _____ # of Neighbors Present _____

of Neighbors For _____ # of Neighbors Against _____ # of Neighbors Undecided _____

Brief synopsis of COMMENTS, DISCUSSION, REASONING:

Pro: _____

Con: _____

Condition of Approval:

Applicant has agreed to these conditions _____ Yes _____ No

Name of Applicant or Representative _____

Neighborhood meeting held? _____ Yes _____ No

Signature

Date

Title (Secretary or Chair)

Fax to Planning Staff: 382-0412

Fax to Commissioner: 383-6041

EASEMENTS
(TITLE 30)

BUFFALO DR/FORD AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-0332-16 – THM ENTERPRISES, INC.:

VACATE AND ABANDON easements of interest to Clark County located between Wigwam Avenue and Torino Avenue (alignment), and between Buffalo Drive and Jerlyn Street (alignment) within Enterprise (description on file). SB/al/ml (For possible action)

RELATED INFORMATION:

APN:

176-15-301-040; 176-15-401-001 & 002

LAND USE PLAN:

ENTERPRISE - RURAL NEIGHBORHOOD PRESERVATION (UP TO 2 DU/AC)

BACKGROUND:

Project Description

The applicant is proposing to develop the site as a single family residential development and is requesting to vacate easements that are not necessary for development in the area. This request includes government patent easements from 3 feet to 33 feet in width along the perimeter of the southeastern parcel and a 15 foot wide portion of a right-of-way reservation along Buffalo Drive. The applicant indicates that any necessary rights-of-way or utility easements will be provided with the recording of a future subdivision map.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1026-05	Established an RNP-I Overlay District for portions of the Enterprise Planning area, which included this site	Approved by BCC	October 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Single family residences
South	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Undeveloped parcels & single family residences
East	Rural Neighborhood Preservation (up to 2 du/ac) & Public Facilities	R-E (RNP-I)	Undeveloped parcels
West	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Undeveloped parcels & single family residences

The subject site and the surrounding area are in the Public Facility Needs Assessment (PFNA) Area.

Related Applications

Application Number	Request
WS-0331-16	Waivers of development standards for off-site improvements and a design review for a single family residential development and increased finished grade is a companion item on this agenda.
TM-0072-16	Tentative map for a single family residential development is a companion item on this agenda.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis

Public Works – Development Review

Staff has no objection to the vacation of easements that are not necessary for site, drainage, or roadway development.

Staff Recommendation

Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Comprehensive Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Satisfy utility companies' requirements.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the recording of the order of vacation in the Office of the County Recorder must be completed within 2 years of the approval date or the application will expire.

Public Works – Development Review

- Drainage study and compliance;
- Right-of-way dedication to include 50 feet for Buffalo Drive, 30 to 60 feet for Cougar Avenue 30 feet for Jerlyn Street, 30 feet for Ford Avenue, and all associated spandrel;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: THM Enterprises, Inc.

CONTACT: Hannah Swan, Taney Engineering, 6030 S. Jones Boulevard, Las Vegas, NV 89118

DRAFT

**CLARK COUNTY
TOWN ADVISORY BOARD/CITIZEN ADVISORY COUNCIL
RECOMMENDATION**

APPLICATION NUMBER: **WC-00400058-16** PC/BCC MEETING DATE: **2016-06-22**

PROJECT DESCRIPTION:

Property Owner: HORTON D R INC

Description: WC/ZC-0040-05/RESIDENTIAL DEVELOPMENT

TO: ENTER TOWNBOARD/CITIZENS ADVISORY COUNCIL

FROM: CLARK COUNTY CURRENT PLANNING
DIVISION

500 S. Grand Central Pkwy

P.O. Box 551744

LAS VEGAS, NEVADA 89155-1744

☒ Zone Change

☒ Conforming

☐ Non-Conforming

☐ Use Permit

☐ Design

Review

☐ Waiver of Standards

☐ Tentative Map

☒ Other WC

DATE: 2016-06-22

Approval _____ Denial _____ No Comment _____ # of Neighbors Present _____

of Neighbors For _____ # of Neighbors Against _____ # of Neighbors Undecided _____

Brief synopsis of COMMENTS, DISCUSSION, REASONING:

Pro: _____

Con: _____

Condition of Approval: _____

Applicant has agreed to these conditions _____ Yes _____ No

Name of Applicant or Representative _____

Neighborhood meeting held? _____ Yes _____ No

Signature _____ Date _____

Title (Secretary or Chair)

Fax to Planning Staff: 382-0412

Fax to Commissioner: 383-6041

SINGLE FAMILY RESIDENTIAL
DEVELOPMENT
(TITLE 30)

BUFFALO DR/CAMERO AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-0040-05 (WC-0058-16) – D.R. HORTON, INC.:

WAIVER OF CONDITIONS of a zone change requiring full off-sites to include paved legal access in conjunction with an approved single family residential development on 5.0 acres in an R-2 (Medium Density Residential) Zone.

Generally located on the northeast corner of Buffalo Drive and Camero Avenue within Enterprise. SB/dg/ml (For possible action)

RELATED INFORMATION:

APN:

176-15-201-001

LAND USE PLAN:

ENTERPRISE - RESIDENTIAL SUBURBAN (UP TO 8 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 5
- Project Type: Single family residential development

Site Plan

The plans depict an approved 18 lot single family residential development. Access to the subdivision is provided by a 525 foot long north/south private street from Shelbourne Avenue along the northern portion of the site, which terminates in a hammerhead cul-de-sac near the southern portion of the site. Nine lots are located on both sides of the private cul-de-sac.

Waiver of Conditions

This request is to waive full off-site improvements on Camero Avenue. The plans depict the waiver of curb, gutter, sidewalk, streetlights, and partial paving (the minimum required paving for air quality regulations will be provided). The proposed street cross section will match the cross section farther east on Camero Avenue.

Applicant's Justification

According to the applicant, the partial waiver of conditions to not install full off-site improvements along Camero Avenue is appropriate since east of the site the street is developed

to a rural roadway standard. Additionally, south of the site is an RNP area which will also have a rural roadway standard. The Enterprise Town Advisory Board also requested that Camero Avenue be constructed to a rural standard when considering a waiver of development standards in 2015. However, the request was not formally made at the hearing and the waiver of standards was approved requiring full off-site improvements along all rights-of-way. This request is only along Camero Avenue and full off-site improvements are still proposed on Buffalo Drive and Shelbourne Avenue. The waiver of full off-site improvements on Camero Avenue will match the rural roadway section to the east and therefore, will be compatible with the neighborhood and meet traffic and emergency services needs and requirements.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0140-16	Increased block wall height and design review for increased finished grade for a proposed single family development	Approved by BCC	April 2016
WS-0652-15	Increased the length of a dead-end street (cul-de-sac) with a County approved turnaround and design review for a proposed single family development	Approved by BCC	November 2015
VS-0653-15	Vacation and abandonment of patent easements	Approved by BCC	November 2015
TM-0178-15	18 lot single family subdivision	Approved by BCC	November 2015
TM-0018-06	18 single family residential lots (per condition of approval) - expired	Approved by BCC	March 2006
VS-0062-06	Vacation and abandonment of patent easements - expired	Approved by BCC	March 2006
DR-0061-06	Single family subdivision - expired	Approved by BCC	March 2006
ZC-0040-05	Reclassified 5 acres from R-E to R-2 zoning for a single family subdivision - design review as a public hearing to address lot sizes	Approved by BCC	February 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential High (8 du/ac to 18 du/ac)	R-E	Undeveloped
South	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Undeveloped
East	Residential Suburban (up to 8 du/ac)	R-2	Single family subdivision
West	Rural Neighborhood Preservation (up to 2 du/ac)	R-E	Undeveloped

The area is located in the Public Facility Needs Assessment (PFNA) area

Related Applications

Application Number	Request
WS-0140-16 (WC-0061-16)	Waiver of conditions requiring full off-site improvements on a waiver of standards is a companion item on this agenda.
WS-0652-15 (WC-0060-16)	Waiver of conditions requiring full off-site improvements on a waiver of standards is a companion item on this agenda.
TM-0178-15 (WC-0059-16)	Waiver of conditions requiring full off-site improvements on a tentative map is a companion item on this agenda.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis

Public Works – Development Review

Historical events have demonstrated how important off-site improvements are for drainage control in the Valley, especially in the southwest part of town. Also, improved roadways provide for a better flow of traffic, and sidewalks on public streets provide safer pathways for children to walk to school. Staff cannot support this waiver of conditions for full off-site improvements along Camero Avenue.

Staff Recommendation

Denial.

Approval of the waiver of conditions request constitutes a finding by the Commission/Board that the conditions will no longer fulfill its intended purpose.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Comprehensive Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Public Works – Development Review

If approved:

- Execute a restrictive covenant agreement (deed restrictions);
- Full off-site improvements except along Camero Avenue;
- Non-urban standard paving 32 feet wide minimum along Camero Avenue.

Building/Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: D.R. Horton

CONTACT: Advantage Civil Design Group, Brandon Doty, 2920 N. Green Valley Parkway,
Building 4, Suite 422, Henderson, NV 89014

DRAFT

**CLARK COUNTY
TOWN ADVISORY BOARD/CITIZEN ADVISORY COUNCIL
RECOMMENDATION**

APPLICATION NUMBER: **WC-00400059-16**

PC/BCC MEETING DATE: **2016-06-22**

PROJECT DESCRIPTION:

Property Owner: HORTON D R INC

Description: WC/TM-0178-15/RESIDENTIAL DEVELOPMENT

TO: ENTER TOWNBOARD/CITIZENS ADVISORY COUNCIL

FROM: CLARK COUNTY CURRENT PLANNING
DIVISION

500 S. Grand Central Pkwy

P.O. Box 551744

LAS VEGAS, NEVADA 89155-1744

☐ Zone Change

☐ Conforming

☐ Non-Conforming

☐ Use Permit

☐ Design

Review

☐ Waiver of Standards

☒ Tentative Map

☒ Other WC

DATE: 2016-06-22

Approval _____ Denial _____ No Comment _____ # of Neighbors Present _____

of Neighbors For _____ # of Neighbors Against _____ # of Neighbors Undecided _____

Brief synopsis of COMMENTS, DISCUSSION, REASONING:

Pro: _____

Con: _____

Applicant has agreed to these conditions _____ Yes _____ No

Name of Applicant or Representative _____

Neighborhood meeting held? _____ Yes _____ No

Signature _____ Date _____

Fax to Planning Staff: 382-0412 Fax to Commissioner: 383-6041

06/22/16 BCC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL
DEVELOPMENT
(TITLE 30)

BUFFALO DR/CAMERO AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-0178-15 (WC-0059-16) – D.R. HORTON, INC.:

WAIVER OF CONDITIONS of a tentative map requiring full off-site improvements in conjunction with an approved single family residential development on 5.0 acres in an R-2 (Medium Density Residential) Zone.

Generally located on the northeast corner of Buffalo Drive and Camero Avenue within Enterprise. SB/dg/ml (For possible action)

RELATED INFORMATION:

APN:
176-15-201-001

LAND USE PLAN:
ENTERPRISE - RESIDENTIAL SUBURBAN (UP TO 8 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 5
- Project Type: Single family residential development

Site Plan

The plans depict an approved 18 lot single family residential development. Access to the subdivision is provided by a 525 foot long north/south private street from Shelbourne Avenue along the northern portion of the site, which terminates in a hammerhead cul-de-sac near the southern portion of the site. Nine lots are located on both sides of the private cul-de-sac.

Waiver of Conditions

This request is to waive full off-site improvements on Camero Avenue. The plans depict the waiver of curb, gutter, sidewalk, streetlights, and partial paving (the minimum required paving for air quality regulations will be provided). The proposed street cross section will match the cross section farther east on Camero Avenue.

Applicant's Justification

According to the applicant, the partial waiver of conditions to not install full off-site improvements along Camero Avenue is appropriate since east of the site the street is developed to a rural roadway standard. Additionally, south of the site is an RNP area which will also have

a rural roadway standard. The Enterprise Town Advisory Board also requested that Camero Avenue be constructed to a rural standard. However, the request was not formally made at the hearing and the tentative map was approved requiring full off-site improvements along all rights-of-way. This request is only along Camero Avenue and full off-site improvements are still proposed on Buffalo Drive and Shelbourne Avenue. The waiver of full off-site improvements on Camero Avenue will match the rural roadway section to the east and therefore, will be compatible with the neighborhood and meet traffic and emergency services needs and requirements.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0140-16	Increased block wall height and design review for increased finished grade for a proposed single family development	Approved by BCC	April 2016
WS-0652-15	Increased the length of a dead-end street (cul-de-sac) with a County approved turnaround and design review for a proposed single family development	Approved by BCC	November 2015
VS-0653-15	Vacation and abandonment of patent easements	Approved by BCC	November 2015
TM-0178-15	18 lot single family subdivision	Approved by BCC	November 2015
TM-0018-06	18 single family residential lots (per condition of approval) - expired	Approved by BCC	March 2006
VS-0062-06	Vacation and abandonment of patent easements - expired	Approved by BCC	March 2006
DR-0061-06	Single family subdivision - expired	Approved by BCC	March 2006
ZC-0040-05	Reclassified 5 acres from R-E to R-2 zoning for a single family subdivision - design review as a public hearing to address lot sizes	Approved by BCC	February 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential High (8 du/ac to 18 du/ac)	R-E	Undeveloped
South	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Undeveloped
East	Residential Suburban (up to 8 du/ac)	R-2	Single family subdivision
West	Rural Neighborhood Preservation (up to 2 du/ac)	R-E	Undeveloped

The area is located in the Public Facility Needs Assessment (PFNA) area

Related Applications

Application Number	Request
WS-0140-16 (WC-0061-16)	Waiver of conditions requiring full off-site improvements on a waiver of development standards is a companion item on this agenda.
WS-0652-15 (WC-0060-16)	Waiver of conditions requiring full off-site improvements on a waiver of development standards is a companion item on this agenda.
ZC-0040-05 (WC-0058-16)	Waiver of conditions requiring full off-site improvements to include paved legal access on a zone boundary amendment is a companion item on this agenda.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis

Public Works – Development Review

Historical events have demonstrated how important off-site improvements are for drainage control in the Valley, especially in the southwest part of town. Also, improved roadways provide for a better flow of traffic, and sidewalks on public streets provide safer pathways for children to walk to school. Staff cannot support this waiver of conditions for full off-site improvements along Camero Avenue.

Staff Recommendation

Denial.

Approval of the waiver of conditions request constitutes a finding by the Commission/Board that the conditions will no longer fulfill its intended purpose.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Comprehensive Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Public Works – Development Review

If approved:

- Execute a restrictive covenant agreement (deed restrictions);
- Full off-site improvements except along Camero Avenue;
- Non-urban standard paving 32 feet wide minimum along Camero Avenue.

Building/Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: D.R. Horton

CONTACT: Advantage Civil Design Group, Brandon Doty, 2920 N. Green Valley Parkway
Building 4, Suite 422, Henderson, NV 89014

DRAFT

**CLARK COUNTY
TOWN ADVISORY BOARD/CITIZEN ADVISORY COUNCIL
RECOMMENDATION**

APPLICATION NUMBER: **WC-00400060-16**

PC/BCC MEETING DATE: **2016-06-22**

PROJECT DESCRIPTION:

Property Owner: HORTON D R INC

Description: WC/WS-0652-15/RESIDENTIAL DEVELOPMENT

TO: ENTER TOWNBOARD/CITIZENS ADVISORY COUNCIL

FROM: CLARK COUNTY CURRENT PLANNING
DIVISION

500 S. Grand Central Pkwy

P.O. Box 551744

LAS VEGAS, NEVADA 89155-1744

- ☐ Zone Change
☐ Conforming
☐ Non-Conforming

☐ Use Permit

☐ Design
Review

☒ Waiver of Standards

☐ Tentative Map

☒ Other WC

DATE: 2016-06-22

Approval _____ Denial _____ No Comment _____ # of Neighbors Present _____

of Neighbors For _____ # of Neighbors Against _____ # of Neighbors Undecided _____

Brief synopsis of COMMENTS, DISCUSSION, REASONING:

Pro: _____

Con: _____

Condition of Approval:

Applicant has agreed to these conditions _____ Yes _____ No

Name of Applicant or Representative _____

Neighborhood meeting held? _____ Yes _____ No

Signature _____ Date _____

Title (Secretary or Chair)

Fax to Planning Staff: 382-0412

Fax to Commissioner: 383-6041

06/22/16 BCC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL
DEVELOPMENT
(TITLE 30)

BUFFALO DR/CAMERO AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-0652-15 (WC-0060-16) – D.R. HORTON, INC.:

WAIVER OF CONDITIONS of a waiver of development standards requiring full off-site improvements in conjunction with an approved single family residential development on 5.0 acres in an R-2 (Medium Density Residential) Zone.

Generally located on the northeast corner of Buffalo Drive and Camero Avenue within Enterprise. SB/dg/ml (For possible action)

RELATED INFORMATION:

APN:

176-15-201-001

LAND USE PLAN:

ENTERPRISE - RESIDENTIAL SUBURBAN (UP TO 8 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 5
- Project Type: Single family residential development

Site Plan

The plans depict an approved 18 lot single family residential development. Access to the subdivision is provided by a 525 foot long north/south private street from Shelbourne Avenue along the northern portion of the site, which terminates in a hammerhead cul-de-sac near the southern portion of the site. Nine lots are located on both sides of the private cul-de-sac.

Waiver of Conditions

This request is to waive full off-site improvements on Camero Avenue. The plans depict the waiver of curb, gutter, sidewalk, streetlights, and partial paving (the minimum required paving for air quality regulations will be provided). The proposed street cross section will match the cross section farther east on Camero Avenue.

Applicant's Justification

According to the applicant, the partial waiver of conditions to not install full off-site improvements along Camero Avenue is appropriate since east of the site the street is developed

to a rural roadway standard. Additionally, south of the site is an RNP area and will also have a rural roadway standard. The Enterprise Town Advisory Board also requested that Camero Avenue be constructed to a rural standard. However, the request was not formally made at the hearing and the waiver of standards was approved requiring full off-site improvements along all rights-of-way. This request is only along Camero Avenue and full off-site improvements are still proposed on Buffalo Drive and Shelbourne Avenue. The waiver of full off-site improvements on Camero Avenue will match the rural roadway section to the east and, therefore, will be compatible with the neighborhood and meet traffic and emergency services needs and requirements.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0140-16	Increased block wall height and design review for increased finished grade for a proposed single family development	Approved by BCC	April 2016
WS-0652-15	Increased the length of a dead-end street (cul-de-sac) with a County approved turnaround and design review for a proposed single family development	Approved by BCC	November 2015
VS-0653-15	Vacation and abandonment of patent easements	Approved by BCC	November 2015
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DR-0061-06	Single family subdivision - expired	Approved by BCC	March 2006
ZC-0040-05	Reclassified 5 acres from R-E to R-2 zoning for a single family subdivision - design review as a public hearing to address lot sizes	Approved by BCC	February 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential High (8 du/ac to 18 du/ac)	R-E	Undeveloped
South	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Undeveloped
East	Residential Suburban (up to 8 du/ac)	R-2	Single family subdivision
West	Rural Neighborhood Preservation (up to 2 du/ac)	R-E	Undeveloped

The area is located in the Public Facility Needs Assessment (PFNA) area

Related Applications

Application Number	Request
WS-0140-16 (WC-0061-16)	Waiver of conditions requiring full off-site improvements on a waiver of standards is a companion item on this agenda.
TM-0178-15 (WC-0059-16)	Waiver of conditions requiring full off-site improvements on a tentative map is a companion item on this agenda.
ZC-0040-05 (WC-0058-16)	Waiver of conditions requiring full off-site improvements to include paved legal access on a zone boundary amendment is a companion item on this agenda.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis

Public Works – Development Review

Historical events have demonstrated how important off-site improvements are for drainage control in the Valley, especially in the southwest part of town. Also, improved roadways provide for a better flow of traffic, and sidewalks on public streets provide safer pathways for children to walk to school. Staff cannot support this waiver of conditions for full off-site improvements along Camero Avenue.

Staff Recommendation

Denial.

Approval of the waiver of conditions request constitutes a finding by the Commission/Board that the conditions will no longer fulfill its intended purpose.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Comprehensive Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Public Works – Development Review

If approved:

- Execute a restrictive covenant agreement (deed restrictions);
- Full off-site improvements except along Camero Avenue;
- Non-urban standard paving 32 feet wide minimum along Camero Avenue.

Building/Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: D.R. Horton

CONTACT: Advantage Civil Design Group, Brandon Doty, 2920 N. Green Valley Parkway
Building 4, Suite 422, Henderson, NV 89014

DRAFT

**CLARK COUNTY
TOWN ADVISORY BOARD/CITIZEN ADVISORY COUNCIL
RECOMMENDATION**

APPLICATION NUMBER: **WC-00400061-16**

PC/BCC MEETING DATE: **2016-06-22**

PROJECT DESCRIPTION:

Property Owner: HORTON D R INC

Description: WC/WS-140-16/RESIDENTIAL DEVELOPMENT

TO: ENTER TOWNBOARD/CITIZENS ADVISORY COUNCIL

FROM: CLARK COUNTY CURRENT PLANNING
DIVISION

500 S. Grand Central Pkwy

P.O. Box 551744

LAS VEGAS, NEVADA 89155-1744

☐ Zone Change

☐ Conforming

☐ Non-Conforming

☐ Use Permit

☐ Design

Review

☒ Waiver of Standards

☐ Tentative Map

☒ Other WC

DATE: 2016-06-22

Approval _____ Denial _____ No Comment _____ # of Neighbors Present _____

of Neighbors For _____ # of Neighbors Against _____ # of Neighbors Undecided _____

Brief synopsis of COMMENTS, DISCUSSION, REASONING:

Pro: _____

Con: _____

Condition of Approval:

Applicant has agreed to these conditions _____ Yes _____ No

Name of Applicant or Representative _____

Neighborhood meeting held? _____ Yes _____ No

Signature _____ Date _____

Title (Secretary or Chair)

Fax to Planning Staff: 382-0412

Fax to Commissioner: 383-6041

06/22/16 BCC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL
DEVELOPMENT
(TITLE 30)

BUFFALO DR/CAMERO AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-0140-16 (WC-0061-16) – D.R. HORTON, INC.:

WAIVER OF CONDITIONS of a waiver of development standards requiring full off-site improvements in conjunction with an approved single family residential development on 5.0 acres in an R-2 (Medium Density Residential) Zone.

Generally located on the northeast corner of Buffalo Drive and Camero Avenue within Enterprise. SB/dg/ml (For possible action)

RELATED INFORMATION:

APN:

176-15-201-001

LAND USE PLAN:

ENTERPRISE - RESIDENTIAL SUBURBAN (UP TO 8 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 5
- Project Type: Single family residential development

Site Plan

The plans depict an approved 18 lot single family residential development. Access to the subdivision is provided by a 525 foot long north/south private street from Shelbourne Avenue along the northern portion of the site, which terminates in a hammerhead cul-de-sac near the southern portion of the site. Nine lots are located on both sides of the private cul-de-sac.

Waiver of Conditions

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Applicant's Justification

According to the applicant, the partial waiver of conditions to not install full off-site improvements along Camero Avenue is appropriate since east of the site, the street is developed

to a rural roadway standard. Additionally, south of the site is an RNP area which will also have a rural roadway standard. The Enterprise Town Advisory Board also requested that Camero Avenue be constructed to a rural standard. However, the request was not formally made at the hearing and the waiver of standards was approved requiring full off-site improvements along all rights-of-way. This request is only along Camero Avenue and full off-site improvements are still proposed on Buffalo Drive and Shelbourne Avenue. The waiver of full off-site improvements on Camero Avenue will match the rural roadway section to the east and therefore, will be compatible with the neighborhood and meet traffic and emergency services needs and requirements.

Prior Land Use Requests

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VS-0653-15	Vacation and abandonment of patent easements	Approved by BCC	November 2015
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ZC-0040-05	Reclassified 5 acres from R-E to R-2 zoning for a single family subdivision - design review as a public hearing to address lot sizes	Approved by BCC	February 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential High (8 du/ac to 18 du/ac)	R-E	Undeveloped
South	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Undeveloped
East	Residential Suburban (up to 8 du/ac)	R-2	Single family subdivision
West	Rural Neighborhood Preservation (up to 2 du/ac)	R-E	Undeveloped

The area is located in the Public Facility Needs Assessment (PFNA) area

Related Applications

Application Number	Request
WS-0652-15 (WC-0060-16)	Waiver of conditions requiring full off-site improvements on a waiver of development standards is a companion item on this agenda.
TM-0178-15 (WC-0059-16)	Waiver of conditions requiring full off-site improvements on a tentative map is a companion item on this agenda.
ZC-0040-05 (WC-0058-16)	Waiver of conditions requiring full off-site improvements to include paved legal access on a zone boundary amendment is a companion item on this agenda.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis

Public Works – Development Review

Historical events have demonstrated how important off-site improvements are for drainage control in the Valley, especially in the southwest part of town. Also, improved roadways provide for a better flow of traffic, and sidewalks on public streets provide safer pathways for children to walk to school. Staff cannot support this waiver of conditions for full off-site improvements along Camero Avenue.

Staff Recommendation

Denial.

Approval of the waiver of conditions request constitutes a finding by the Commission/Board that the conditions will no longer fulfill its intended purpose.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Comprehensive Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Public Works – Development Review

If approved:

- Execute a restrictive covenant agreement (deed restrictions);
- Full off-site improvements except along Camero Avenue;
- Non-urban standard paving 32 feet wide minimum along Camero Avenue.

Building/Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: D.R. Horton

CONTACT: Advantage Civil Design Group, Brandon Doty, 2920 N. Green Valley Parkway
Building 4, Suite 422, Henderson, NV 89014

DRAFT

**CLARK COUNTY
TOWN ADVISORY BOARD/CITIZEN ADVISORY COUNCIL
RECOMMENDATION**

APPLICATION NUMBER: **WS-00000213-16**

PC/BCC MEETING DATE: **2016-06-22**

PROJECT DESCRIPTION:

Property Owner: USA ET AL

Description: WS/DR SFR/FULL OFF-SITES/STREET OFF-SET/

TO: ENTER TOWNBOARD/CITIZENS ADVISORY COUNCIL

FROM: CLARK COUNTY CURRENT PLANNING
DIVISION

500 S. Grand Central Pkwy

P.O. Box 551744

LAS VEGAS, NEVADA 89155-1744

☐ Zone Change

☐ Conforming

☐ Non-Conforming

☐ Use Permit

☒ Design
Review

☒ Waiver of Standards

☐ Tentative Map

☐ Other _____

DATE: 2016-06-22

Approval _____ Denial _____ No Comment _____ # of Neighbors Present _____

of Neighbors For _____ # of Neighbors Against _____ # of Neighbors Undecided _____

Brief synopsis of COMMENTS, DISCUSSION, REASONING:

Pro: _____

Con: _____

Condition of Approval:

Applicant has agreed to these conditions _____ Yes _____ No

Name of Applicant or Representative _____

Neighborhood meeting held? _____ Yes _____ No

Signature _____ Date _____

Title (Secretary or Chair)

Fax to Planning Staff: 382-0412

Fax to Commissioner: 383-6041

06/22/16 BCC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL
DEVELOPMENT
(TITLE 30)

UPDATE
GOMER RD/TENAYA WY

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-0213-16 – U.S.A., ET AL:

AMENDED HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increased wall height; 2) full off-site improvements (partial paving, curb, gutter, sidewalk, and streetlights) along a collector street (Tenaya Way) and an arterial street (Gomer Road); and 3) reduced street intersection off-set (not previously notified).

DESIGN REVIEWS for the following: 1) proposed single family residential subdivision; and 2) increase the finish grade on a 35.0 acre (previously notified as 32.5 acre) portion of an overall 116.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the north side of Gomer Road (alignment), the east and west sides of Tenaya Way, and 1,000 feet west of Rainbow Boulevard within Enterprise. SB/dg/ml (For possible action)

RELATED INFORMATION:

APN:
176-22-801-006 (not previously notified) & 176-22-801-013 ptn

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase block wall heights to 12 feet (6 foot retaining with 6 foot screen wall) where a maximum of 9 feet (3 foot retaining with 6 foot screen wall) is allowed (a 33% increase).
2.
 - a. Waive full off-site improvements (partial paving, curb, gutter, sidewalk, and streetlights) along Tenaya Way.
 - b. Waive full off-site improvements (partial paving, curb, gutter, sidewalk, and streetlights) along Gomer Road.
3. Reduce street intersection off-set to 86 feet where a minimum of 125 feet is required (a 31% reduction) (not previously notified).

DESIGN REVIEWS:

1. A proposed single family residential development.
2. Increase finish grade up to 72 inches where 18 inches is the standard (a 300% increase).

LAND USE PLAN:

ENTERPRISE - RURAL NEIGHBORHOOD PRESERVATION (UP TO 2 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: **35.0** acre portion of a 116.0 acre parcel
- Number of Lots/Units: **56**
- Density: 1.6 du/ac
- Gross Minimum/Maximum Lot Size (square feet): 20,000/26,600
- Net Minimum/Maximum Lot Size (square feet): 18,000/26,200
- Project Type: Single family residential development
- Number of Stories: 1
- Building Height: Up to 20 feet
- Square Feet: 3,776 to 4,632

Site Plan

The **revised** plans depict a single family residential development consisting of **56** lots with a total density of 1.6 dwelling units per acre. **An additional 2.5 acre parcel was added to the overall development site.** The development is divided into 5 parts with Gary Avenue, Tenaya Way, Belcastro Street, and Montessori Street partially bisecting the project.

The first part of the development which is north of Gary Avenue, between Tenaya Way and Belcastro Street, will consist of a total of 8 lots with 4 lots on a private cul-de-sac with access to the private cul-de-sac from Gary Avenue and 4 lots having access as follows: 1) 2 lots with direct access from Gary Avenue; and 2) 2 lots with access from a 20 foot wide private access easement (flag lots) along the east side of the 2 lots that front Gary Avenue.

The second part of the development which is south of Gary Avenue, west of Tenaya Way, and north of Gomer Road consists of a total of 16 lots with access to the lots as follows: 1) **8** lots have access from a 40 foot wide **private cul-de-sac**; 2) **4** lots with direct access to Gary Avenue; **and 3) 4 lots** with access from a 20 foot wide private access easement (flag lots) along the **west and east** side of the lots that fronts the **cul-de-sac**.

The third part of the development which is south of Gary Avenue, between Tenaya Way and Belcastro Street, and north of Gomer Road, will consist of a total of **16** lots with access to the lots as follows: 1) **8** lots have access from an internal 40 foot wide private street with access to the private street from Tenaya Way and Belcastro Street; 2) **4** lots with access from a 20 foot wide private access easement (flag lots) from lots that front the **private street**; **and 3) 4** lots with direct access to Gary Avenue.

The fourth part of the development which is south of Gary Avenue, between Belcastro Street and Montessori Street, and north of Gomer Road, will consist of a total of 12 lots with access to the lots as follows: 1) **8** lots have access from an internal 40 foot wide private street with access to the private street from Belcastro Street and Montessori Street; and 2) **4 lots on a private cul-de-sac with access to the private cul-de-sac from Montessori Street.**

The fifth part of the development which is east of Montessori Street and north of Gomer Road, will consist of a total of 4 lots with access to a 40 foot wide private cul-de-sac with access to the private cul-de-sac from Montessori Street.

Since Tenaya Way is a collector street and Gomer Road is an arterial street, the applicant is requesting a waiver of curb, gutter, sidewalk, streetlights, and partial paving (the street will consist of the minimum required paving for air quality regulations). The remaining streets will also be developed with the minimum required paving for air quality regulations; however, since the streets are local residential streets within a Rural Neighborhood Preservation (RNP) area, no waiver is required.

The revised plan, with the additional 2.5 acre parcel, also revises the street circulation for the planned development. Several streets now require a reduction in street intersection off-set ranging from 86 feet to 119 feet. The 86 feet off-set is from 2 proposed private streets that intersect with Belcastro Street.

The plans have been reviewed for compliance with the Priority Equestrian Trail Plan. Trail alignments in this RNP area are as follows: 1) along the south side of Gary Avenue; 2) along the east side of Tenaya Way; 3) along the north side of Gomer Road; and 4) along the east side of Montessori Street. The plans depict an equestrian trail planned within the unpaved portion of the rural street standard within these rights-of-way. **The revised plans depict the continuation of the trail alignment along Gomer Road.**

Cross sections submitted with this request indicate pad sites for some of the proposed residences will require the finished grade to be increased by a maximum of 6 feet (72 inches) above the finished grade of the adjacent properties. The finished grades vary with the maximum difference of 72 inches.

Landscaping and Buffering

Street landscaping consists of 6 foot wide landscape areas along all rights-of-way where lots either side or rear onto the rights-of-way. The landscape areas are depicted as easements and a part of the overall lot sizes. The applicant is also requesting increased block wall heights throughout various parts of the development, including along Tenaya Way and Gomer Road. Title 30 conditionally allows increased block wall heights without a waiver of development standards if specific site conditions/exceptions are met. Generally, if wall heights increase, the provision for additional street landscaping increases in order to soften the streetscape. The applicant is not providing the prescribed landscaping for the increased block wall height; therefore, a waiver of development standards for increased height is part of this request.

Elevations

The plans show 3, one story models with a maximum height of 22 feet. The 3 models have up to 3 optional elevations with each option consisting of slightly different architectural elements and design. Building materials consist of stucco finish, foam trim and shutters, stone veneer, and concrete tile roofing. Decorative trim is provided along all windows and doors on all elevations.

Floor Plans

The plans depict 3, one story homes ranging in size from 3,776 square feet to 4,632 square feet (livable area) with options which may further increase the area of each model. All models will have 3 car garages and some models will have 4 car garage options.

Applicant's Justification

The site is surrounded by R-E (RNP-I) zoned properties. The development will include lots which front onto the dedicated roadway alignments as well as lots accessed from private cul-de-sacs and access easements. The goal of the land use plan is to create a community which fits with the rural nature of the surrounding area.

The waiver for increased block wall height is for all the lots within the development. The natural topography and the large size of the lots will require grading pad sites which will result in the lower side of the lot being more than the natural grade. Flood protection will also require the increase in block wall height. The maximum difference in finished grade is proposed to be 72 inches.

The waiver of off-site improvements along Tenaya Way and Gomer Road is appropriate since the area is an established RNP area.

The waiver of street intersection off-sets is requested in order to facilitate drainage throughout the planned development.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, East, South, & West	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Mixture of developed & undeveloped single family residential

This area is within the Public Facilities Needs Assessment (PFNA) area.

Related Applications

Application Number	Request
TM-0042-16	A tentative map for 56 single family residential lots is a companion item on this agenda.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis

Current Planning

Waivers of Development Standards

The applicant shall have the burden of proof to establish that the waiver of development standards is appropriate for this location. The intent and purpose of a waiver of development standards is to modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative.

Waiver of Development Standards # 1 (Block Wall Height)

Staff finds the request to increase block wall heights up to 12 feet (6 feet retaining with 6 feet of screen wall) to be excessive without any additional mitigation, especially along a street and within an RNP area. The applicant is requesting a blanket approval of the increased block wall height with no details on exact locations of the increase.

Alternatives to the landscaping and screening requirements may be considered given any unique characteristics of an area. Additionally, Title 30 conditionally allows increased block wall heights without a waiver of development standards if specific site conditions/exceptions are met. Generally, if wall heights increase, the provision for additional street landscaping increases in order to soften the streetscape. The applicant is providing 6 feet of landscaping along several streets but on the inside of the wall and not along the street side of the perimeter wall. Staff finds that without the additional landscaping or alternative provision, such as but not limited to terraced walls, wrought iron view fencing or any other suitable alternative that will soften a blank austere block wall, staff cannot support this portion of the request.

Design Review #1 (Single family residential development)

The design and density of the project complies with Urban Land Use Policy 4 of the Comprehensive Plan which encourages, in part, the preservation of existing residential neighborhood by developing vacant lots at similar densities as the existing area. The proposed development is similar in density to single family residential developments in this area. The designs of the single family residences contain architectural enhancements that provide for elevations with substantial amounts of articulation that break up multiple surface planes and are compatible with the existing residences in the area. Therefore, staff supports design review #1 for the design and layout of the project.

Public Works – Development Review

Waiver of Development Standards #2a & #2b

Historical events have demonstrated how important off-site improvements are for drainage control in the Valley especially in the southwest area. Additionally, improved roadways provide for a better flow of traffic, and sidewalks provide safer pathways for children to walk to school. Staff cannot support the waiver of development standards for full off-sites along Tenaya Way and Gomer Road.

Waiver of Development Standards #3

Staff has no objection to this waiver of development standards to reduce the off-set distance between intersections because this waiver will be used within 60 foot wide roadways which have minimum traffic flows.

Design Review #2

This design review represents the maximum grade difference along the boundary of this application. This information is based on preliminary data to set the worst case scenario. Staff will continue to evaluate the site through the technical studies required for this application. Approval of this application will not prevent staff from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Staff Recommendation

Approval of design reviews and waiver of development standards #3; and denial of waiver of development standards #2.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Comprehensive Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- Applicant to install large equestrian signs along trail alignments/roads in this area to mark the trails and alert drivers to the presence of riders and horses;
- Applicant must coordinate with County Public Works to determine the proper type/size and location of required equestrian signs.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works – Development Review

- Execute a restrictive covenant agreement (deed restrictions);
- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences are needed to mitigate drainage through the site;
- Traffic study and compliance;
- A minimum 32 foot wide asphalt road where paving does not exist;
- **Private streets must be constructed per County Standard 210;**
- Provide paved legal access;
- Right-of-way dedication to include 50 feet for Gomer Road, 40 to 80 feet for Tenaya Way, 30 to 60 feet for Gary Avenue, 60 feet for Belcastro Street, 30 to 60 feet for Montessori Street and all associated spandrels.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Building/Fire Prevention

- Applicant is advised that when installing streets using “L” type curbs, a minimum of 37 feet wide is required, back of curb to back of curb, if using rolled curbs, a minimum of 39 foot widths are required, from back of curb to back of curb.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: Greystone Nevada, LLC

CONTACT: RCI Engineering, Amber Dolce, 4325 Dean Martin Drive, Suite 300, Las Vegas,
NV 89103

DRAFT

**CLARK COUNTY
TOWN ADVISORY BOARD/CITIZEN ADVISORY COUNCIL
RECOMMENDATION**

APPLICATION NUMBER: **WS-00000331-16**

PC/BCC MEETING DATE: **2016-06-22**

PROJECT DESCRIPTION:

Property Owner: BUFFALO FORD L L C ET AL

Description: WS/DR SFR DEVELOPMENT

TO: ENTER TOWNBOARD/CITIZENS ADVISORY COUNCIL

FROM: CLARK COUNTY CURRENT PLANNING
DIVISION

500 S. Grand Central Pkwy

P.O. Box 551744

LAS VEGAS, NEVADA 89155-1744

☐ Zone Change

☐ Conforming

☐ Non-Conforming

☐ Use Permit

☒ Design
Review

☒ Waiver of Standards

☐ Tentative Map

☐ Other _____

DATE: 2016-06-22

Approval _____ Denial _____ No Comment _____ # of Neighbors Present _____

of Neighbors For _____ # of Neighbors Against _____ # of Neighbors Undecided _____

Brief synopsis of COMMENTS, DISCUSSION, REASONING:

Pro: _____

Con: _____

Condition of Approval: _____

Applicant has agreed to these conditions _____ Yes _____ No

Name of Applicant or Representative _____

Neighborhood meeting held? _____ Yes _____ No

Signature _____ Date _____

Title (Secretary or Chair)

Fax to Planning Staff: 382-0412

Fax to Commissioner: 383-6041

SINGLE FAMILY RESIDENTIAL
DEVELOPMENT
(TITLE 30)

BUFFALO DR/FORD AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-0331-16 – THM ENTERPRISES, INC.:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) permit alternative landscaping; 2) waive off-site improvements (curbs, gutters, sidewalks, street lights & partial paving); and 3) street intersection off-set.

DESIGN REVIEWS for the following: 1) a proposed single family residential development; and 2) increase the finish grade for lots within a proposed single family residential subdivision on 12.1 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the east side of Buffalo Drive and the north and south sides of Ford Avenue within Enterprise. SB/al/xx (For possible action)

RELATED INFORMATION:

APN:

176-15-301-040; 176-15-401-001 & 002

WAIVERS OF DEVELOPMENT STANDARDS:

1. Permit alternative landscaping adjacent to Buffalo Drive where landscaping per Figure 30.64-5 is required.
2. Waive off-site improvements (curbs, gutters, sidewalks, street lights, and partial paving) adjacent to an arterial street (Buffalo Drive) where full off-site improvements are required.
3. Reduce street intersection off-set to approximately 25 feet where a minimum of 125 feet is required (an 80% reduction).

DESIGN REVIEWS:

1. A single family residential subdivision consisting of 24 lots.
2. Increase finished grade to 6 feet where 18 inches is the standard (a 300% increase).

LAND USE PLAN:

ENTERPRISE - RURAL NEIGHBORHOOD PRESERVATION (UP TO 2 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 12.1
- Number of Lots: 24

- Gross Minimum/Maximum Lot Size: 20,002 square feet/29,738 square feet
- Net Minimum/Maximum Lot Size: 17,946/29,738 square feet
- Density: 2 du/ac
- Project Type: Single family residential development
- Number of Stories: 2
- Building Height: 29 feet
- Square Feet: 5,869 & 6,491

Site Plan

The plans depict a proposed single family residential subdivision consisting of 24 lots with a density of 2 dwelling units per acre. All of the proposed lots exceed Code requirements for the minimum net and gross lot areas. The plans depict 3 private streets which are 40 feet wide with no sidewalks and terminate in cul-de-sacs on the western portion of the site, with 2 of these streets intersecting with Cougar Avenue and 1 intersecting with Ford Avenue. These private streets will provide access to a total of 16 lots and the remaining lots will get access from the public streets adjacent to the site (Ford Avenue, Jerlyn Street and Cougar Avenue). The plans indicate all of the public and private streets will be improved to non-urban street standards with no curbs, gutters, street lights, or sidewalks provided for the development. An equestrian trail is provided along the south side of Cougar Avenue which is part of the County Trail System. The plans also depict an increase in the finished grade up to 6 feet above the existing grade in areas located in the center of the project.

Landscaping

A total of 8 lots are adjacent to Buffalo Drive and are required to provide a landscape area per figure 30.64-5, which for rural areas requires medium trees planted inside a wall along the rear property line. The proposed landscape plan depicts a combination of large trees and shrubs planted along the rear property line of the lots along Buffalo Drive. No additional landscape areas are proposed or required for this request.

Elevations

Plans were submitted for 2 residential models which are 2 stories with a maximum height of 29 feet. Each residence has a pitched roof with concrete tile for roofing material. The exterior is a combination of a stucco finish painted in earth tone colors and stone veneer. All of the building elevations have architectural elements such as widow fenestrations, shutters, pop outs, and recesses to enhance the appearance of the homes.

Floor Plans

The larger of the 2 residential models has an area of 6,491 square feet and the smaller model has an area of 5,869 square feet. Each model has garage spaces for 4 vehicles and a minimum of 5 bedrooms.

Applicant's Justification

The applicant indicates that the proposed development is located in a rural neighborhood preservation area. Approval for the waivers of off-site improvements will allow for the consistent development of the area and be in harmony with the existing rural character of the area. The request for the street intersection off-set is for private streets with low traffic volume and will not have an adverse effect on the area. The increase in the pad elevations is due to

existing conditions in the area and is necessary to provide proper drainage. The proposed development is designed to be compatible with the existing rural character of the area.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1026-05	Established an RNP-I Overlay District for portions of the Enterprise Planning area, which included this site	Approved by BCC	October 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Single family residences
South	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Undeveloped parcels & single family residences
East	Rural Neighborhood Preservation (up to 2 du/ac) & Public Facilities	R-E (RNP-I)	Undeveloped parcels
West	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Undeveloped parcels & single family residences

The subject site and the surrounding area are in the Public Facility Needs Assessment (PFNA) Area.

Related Applications

Application Number	Request
VS-0332-16	Request to vacate government patent easements and a right-of-way reservation is a companion item on this agenda.
TM-0072-16	Tentative map for a single family residential development is a companion item on this agenda.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis

Current Planning

Waivers of Development Standards

According to Title 30, the applicant shall have the burden of proof to establish that the proposed request is appropriate for its existing location by showing that the uses and value of the area adjacent to the property included in the waiver of development standards request will not be affected in a substantially adverse manner. The intent and purpose of a waiver of development standards is to modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative.

Waiver of Development Standards #1

The site is located in a rural area with several undeveloped parcels abutting the site. The landscaping proposed by the applicant is consistent with the landscape provided by existing developments in this area. Therefore, the project conforms to Urban Land Use Policy 10 of the

Comprehensive Plan that encourages site designs to be compatible with adjacent land uses and off-site circulation patterns. Staff finds the alternative proposed by the applicant is acceptable for the area and can support this waiver.

Design Review #1

The density of the project and the sizes of the proposed residences are consistent and compatible with the existing and planned developments in this area. The proposed residences comply with the standards in Title 30. However, the overall site layout is contingent upon approval of waiver of development standards #3 for the street intersection off-set and design review #2 for the finished grade of the pad sites. Staff can support the design review for the residential development if Public Works has no objection to waiver of development standards #3 and design review #2.

Public Works – Development Review

Waiver of Development Standards #2

Historical events have demonstrated how important off-site improvements are for drainage control in the Valley, especially in the southwest area of the valley. Additionally, improved major collector and arterial roadways provide for a better flow of traffic, and sidewalks provide safer pathways for children to walk to school. Staff cannot support the waiver of development standards for full off-sites along Buffalo Drive.

Waiver of Development Standards #3

Staff has no objection to this waiver of development standards to reduce the off-set distance between intersections since this waiver will be used within 60 foot wide roads with minimal traffic flows.

Design Review #2

This design review represents the maximum grade difference along the boundary of this application. This information is based on preliminary data to set the worst case scenario. Staff will continue to evaluate the site through the technical studies required for this application. Approval of this application will not prevent staff from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Staff Recommendation

Approval of waivers of development standards #1 and #3, and the design reviews; denial of waiver of development standards #2.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Comprehensive Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Large equestrian signs are to be installed along the south side of Cougar Avenue between Buffalo Drive and Jerlyn Street to mark the trails and alert drivers of the presence of riders and horses.

- Applicant is advised that the Developer must coordinate with County Public Works Engineer Kathleen Kingston to determine the proper type/size and location of required equestrian signs; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works – Development Review

- Execute a restrictive covenant agreement (deed restrictions) for Buffalo Drive;
- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences are needed to mitigate drainage through the site;
- Paving per non-urban standards a minimum 32 feet wide along all roads where asphalt does not exist;
- Right-of-way dedication to include 50 feet for Buffalo Drive, 30 to 60 feet for Cougar Avenue, 30 feet for Jerlyn Street, 30 feet for Ford Avenue, and all associated spandrels;
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Building/Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that at time of construction CCWRD will require estimated wastewater flow rates from all phases of the proposed project at build-out and submittal of civil improvement plans before sewer point-of-connection can be approved; and that all on-site sewers shall be public sewers for detached single family residential and shall meet all the requirements of the CCWRD design and construction standards.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: THM Enterprises, Inc.

CONTACT: Hannah Swan, Taney Engineering, 6030 S. Jones Boulevard, Las Vegas, NV 89118

**CLARK COUNTY
TOWN ADVISORY BOARD/CITIZEN ADVISORY COUNCIL
RECOMMENDATION**

APPLICATION NUMBER: **ZC-00000266-16**

PC/BCC MEETING DATE: **2016-06-22**

PROJECT DESCRIPTION:

Property Owner: PAHER DOROTHY 1995 REVOCABLE T

Description: ZC/DR - MD/OFFICEWAREHOUSE

TO: ENTER TOWNBOARD/CITIZENS ADVISORY COUNCIL

FROM: CLARK COUNTY CURRENT PLANNING
DIVISION

500 S. Grand Central Pkwy

P.O. Box 551744

LAS VEGAS, NEVADA 89155-1744

☒ Zone Change

☒ Conforming

☐ Non-Conforming

☐ Use Permit

☒ Design

Review

☐ Waiver of Standards

☐ Tentative Map

☐ Other _____

DATE: 2016-06-22

Approval _____ Denial _____ No Comment _____ # of Neighbors Present _____

of Neighbors For _____ # of Neighbors Against _____ # of Neighbors Undecided _____

Brief synopsis of COMMENTS, DISCUSSION, REASONING:

Pro: _____

Con: _____

Condition of Approval:

Applicant has agreed to these conditions _____ Yes _____ No

Name of Applicant or Representative _____

Neighborhood meeting held? _____ Yes _____ No

Signature _____ Date _____

Title (Secretary or Chair)

Fax to Planning Staff: 382-0412

Fax to Commissioner: 383-6041

OFFICE/WAREHOUSE
(TITLE 30)

DEAN MARTIN DR/MESA VERDE LN (ALIGNMENT)

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-0266-16 – DMLV1, LLC:

ZONE CHANGE to reclassify 0.9 acres from R-E (Rural Estates Residential) (AE-65) Zone to M-D (Designed Manufacturing) (AE-65) Zone in the MUD-2 Overlay District.

DESIGN REVIEW for a proposed office/warehouse building.

Generally located on the east side of Dean Martin Drive and the south side of Mesa Verde Lane (alignment) within Enterprise (description on file). SS/pb/ml (For possible action)

RELATED INFORMATION:

APN:

177-08-402-001

LAND USE PLAN:

ENTERPRISE – BUSINESS AND DESIGN/RESEARCH PARK

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 0.9
- Project Type: Office/warehouse building
- Number of Stories: 2
- Building Height: Up to 32 feet
- Square Feet: 9,985
- Parking Required/Provided: 20/20

Site Plan

This is triangular shaped parcel adjacent to a curved portion of Dean Martin Drive. The plans depict a proposed 9,985 square foot office/warehouse building located on the northern portion of the site. The trash enclosure is located on the southern portion of the site. Parking spaces are located along the west property line and the south side of the building. Two parallel parking spaces are located along the southeastern property line. The site has access to Dean Martin Drive.

Landscaping

The plans depict a 15 foot wide landscape area with a detached sidewalk along Dean Martin Drive. A landscape area in conformance with Figure 30.64-4 is located along the southeast property line adjacent to the Interstate 15 right-of-way. Interior parking lot trees are distributed

throughout the site. Additional landscaping is located on the south and west sides of the building between the building and the parking area. The landscape materials include trees, shrubs, and groundcover.

Elevations

The plans show a 2 story building up to 32 feet high. The building will have a flat roof with parapet walls and a varied roof line ranging from 26 to 32 feet high. The façade will consist of painted concrete tilt-up panels, store front window and door system, and steel awnings. Roll-up doors for the loading areas are located on the east side of the building.

Floor Plans

The plans depict a 9,985 square foot warehouse building. The 2 story, 1,895 square foot office area is located on the southwest portion of the building.

Signage

Signage is not a part of this application.

Applicant's Justification

The applicant indicates that the requested zoning conforms to the land use plan and the design of the property is in accordance with all Title 30 standards. The applicant also indicates the project will be consistent with the industrial development to the north.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-0646-15	Vacated patent easements	Approved by PC	November 2015

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business and Design/Research Park	M-D	Industrial complex
South	Commercial Tourist	H-2 & H-1	Interstate 15, Blue Diamond Road, & Silverton Resort Hotel
East	Commercial Tourist	H-1	Interstate 15 & undeveloped
West	Business and Design/Research Park	C-P	Undeveloped

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis

Current Planning

Zone Change

This request conforms to the Enterprise Land Use Plan which designates this site as Business and Design/Research Park and is compatible with the existing and proposed development in the area. Staff finds that the requested zoning also conforms to Urban Land Use Policy 99 of the

Comprehensive Plan which states, in part, business and research park development should be complementary with abutting uses.

Design Review

The proposed development is designed to comply with Title 30 standards. Additional landscaping is located on the south and west sides of the building near the office area in accordance with Urban Land Use Policy 22 which states that the public access portion of all building footprints visible from a right-of-way should have a landscape area between the building and parking area. The submitted site plan depicts an effective layout of the building, parking areas, and circulation; therefore, staff can support this request.

Staff Recommendation

Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Comprehensive Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

- No resolution of intent and staff to prepare an ordinance to adopt the zoning;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.

Public Works – Development Review

- Drainage study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include a portion of Dean Martin Drive to complete the 40 foot half street along the curve;
- Detached sidewalk will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Building/Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that existing sewer is located within 400 feet of the parcel; and that at time of development CCWRD requires submittal of civil improvement plans and estimated wastewater flow rates to determine sewer point of connection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: DMLV1, LLC

CONTACT: Marc Labanoff, 18031 Irvine Boulevard, Suite 106, Tustin, CA 92780